Welcome



ACE ECHUCA HOLIDAY HOUSE 16 TYLER ST ECHUCA

BOOK DIRECT - CHELSIE 0438375938 WWW.ECHUCAHOLIDAYHOUSE.COM.AU

EST 2012



Your Home Away From Home





Meet your host

Hi, I'm Chelsie!

Welcome to Ace Echuca Holiday House also known as "our expensive retirement plan." It's also my pride and joy. I genuinely love hosting, even if I spend half my time hoping nothing breaks that can't be fixed with superglue.

By day, I run a law practice in Shepparton (I'm not the lawyer, I'm the one who keeps everyone else's chaos under control). By night, I'm a wife, mum to two grown-up boys and a Pilates devotee. Ace Echuca was actually our family home, our boys were born here and it's still filled with those memories. To be honest, it's nicer than the house we live in now which is why we like to sneak back for the occasional break, which keeps it special for us too.

Here's an insider tip: booking direct with hosts often saves everyone money. A quick search on Google usually uncovers contact details - you save a bundle, the host earns a little more and you can spend the difference on fancy champagne instead of booking fees. Win-win!

Think of staying here like borrowing a friend's place for the weekend: relax, unwind and make yourself at home. I hope you leave with great memories, a five-star stay, and (if it's not too much to ask) most of the teaspoons still in the drawer.

(Your host, aspiring decorator, reluctant pool-cleaner and part-time spoon collector)







Stay a while





16 TYLER STREET ECHUCA VIC 3564

Indulge in a stylish and tranquil retreat designed for discerning travellers.

ACE combines contemporary design with modern comfort, offering generous space for friends and family to unwind together.

Situated in one of Echuca's most desirable neighbourhoods, you'll be perfectly positioned to explore acclaimed restaurants, boutique shops, and the region's celebrated attractions—all just moments from your door.

Relax, reconnect, and enjoy the timeless charm of Echuca from the relaxed setting of ACE.



What should I bring?

A Grin!

Your own pillow if you prefer. Milk for coffee on arrival.

Pack your phone chargers, music speaker (we have an Alexa dot), and play station if you like for the TV in the rumpus room.

Remember your Netflix passwords.

Towels for the pool in summer. BYO pool inflatables. (Electric pump kept above fridge).

EV charging allowed via the carport power point only and with prior approval at \$15 per charge.

What is provided?

Each visitor receives a plush bath towel, along with a few spares. For all beds, there is linen, a doona, a throw or blanket depending on the season. BYO port-a-cot linen.

We offer cleaning supplies and a complete laundry. The kitchen utensils, crockery, pots and pans are plentiful.

We also provide starter supplies comprising -

Toilet paper, liquid soap for the shower, hand soap, two hair dryers, Nespresso coffee capsules, coffee, tea, sugar, salt, oil, glad wrap etc.

Schedule a click and collect order before you leave to save time at Coles, which is only a short walk away.

Bringing bubs?

We have one kmart porta-cot, two ikea highchairs and a baby bath and infant insert. BYO linen for the porta-cot please.

All stored in the wardrobe of the third bedroom.

Please clean well and pop back how you found it before departure.

The kitchen's got you covered with a secret stash of baby-safe plates, cups, and cutlery tucked away in the bottom drawer.

Check-in/Check-out 3PM/10AM

Check in is 3pm unless the house has been vacant the day prior.

If you need a little extra wiggle room with check-in or check-out times,
just contact Chelsie directly. We'll try to make it work.

But, if another guest or cleaners are waiting, we will need to stick to our schedules.

We do need everyone to be checked out by 10:00am sharp if you haven't arranged a later check-out.

Four hours of cleaning is included in your rate which is ample to return the house to its spic and span state. Please be considerate of our cleaners by checking out on time. If you hold up our cleaners or we need to allocate extra time to spruce up the place for the next guest, we will charge \$70 per hour or part thereof via your booking provider or deduct from your bond to recoup our costs.

Keysafe for security door



Touchpad to display numbers





The key to the security door is locked up in a key safe, attached to the meter box right by the front entrance. On the day of arrival, we'll send you the codes to unlock the key safe and the main electronic door.

Put 3 fingers on the keypad and wait for the numbers to light up. Then, enter the code we'll send you prior, followed by the padlock symbol. Twist the knob to the right while the doorbell chimes, and voila! You're in!

And don't worry about locking up, because the door will do that for you.

It's a fabulous idea to text the code to your fellow guests.

Maximum Occupancy and Visitors

Our home is approved to host up to 11 guests and visitors total. This is strictly enforced to meet council and insurance requirements, it keeps our lovely neighbours happy and ensure our business can continue to operate.

Security cameras can be checked to ensure all booked guests are accounted for. Entry is only possible through the front door. If your group size changes, let us know well before you arrive so we can prepare the beds, adjust the booking and arrange any additional payment.

Please do not book if you cannot meet these requirements.

⚠ To comply with council and insurance rules, bookings will be cancelled without refund if the number of guests or visitors exceeds the amount booked and paid for.

Visitors - Have fewer than 11 guests but want to invite friends to call in? Call us first! We must approve all visitors in advance. A small visitor fee may apply depending on the number of people and length of stay—sometimes there's no charge, but you must get approval before they arrive.

Alarms and Cameras

We want you to feel completely at ease during your stay. For security there are cameras located: at the front door and carport, along the side drive and in the backyard above the round table.

To protect your privacy while you're here, the backyard camera is fitted with a black-out cover. On arrival press the velcro cover over the top of the camera with the handy reacher stick provided. The camera cover is kept on the kitchen bench in the front cover of this guide. (No audio function is installed, so you can sing your heart out!)

The sensors inside the house are the security alarm sensors - not cameras.

When you check out, please remove the backyard camera cover and pop back on the kitchen bench. It needs to be active as the cleaners don't always come the day of check out.

Tampering with any camera will result in immediate eviction and no refund.

The alarm system will be disarmed just before your check-in time, so please plan to arrive at or after the agreed time to avoid any unexpected surprises.

Thank you for helping keep Ace Echuca secure while ensuring every guest enjoys privacy.

Security Bond / Damage Deposit

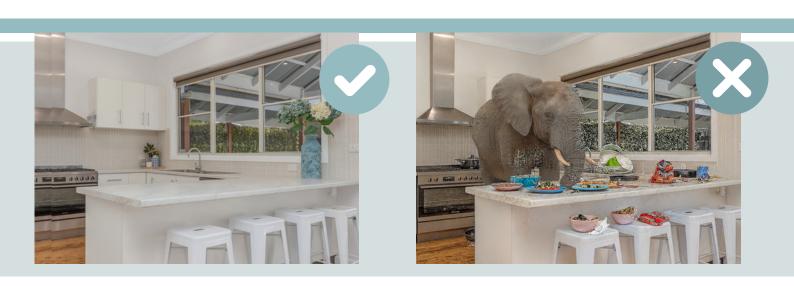
If you paid a bond it will be refunded within 7 days if the property is left in good order and house rules have been followed.

Please advise any maintenance issues or accidents when they occur so it allows time for us to arrange trades and replacements as required.

However, please note that if you violate any of our house rules while staying with us, we may have to ask you to leave and retain all funds, including all or part of the security bond or make a claim to your booking provider (Airbnb/VRBO).

Your deposit is for security and shall be refunded provided the following provisions are met:

No damage or loss to property
House Rules followed
Check Out instructions abided by
Occupancy limits observed



Checkout Checklist

To avoid additional cleaning charges and keep things running smoothly, please:

- Report any damage, accidents or maintenance issues so they can be addressed quickly.
- Collect your belongings check under beds, inside wardrobes and bedside tables.
- Return furniture to its original position if anything was moved.
- Place all used towels in the bathtub bath mats in a separate pile.
- Leave sheets on the beds or fold on top—no need to make the beds.
- Empty the fridge and dispose of all food items.
- Load and start the dishwasher, washing any remaining dishes.
- Clean the BBQ if used—empty the drip tray and replace it with one from the pantry.

Rubbish & Cleaning

- Dispose of all garbage from kitchen and bathrooms in the outdoor bins.
- You don't need to vacuum or wash floors but please leave the house, cubby and yard in a neat, ready state.

Security

- Double-check all doors and windows are closed and locked, including the laundry.
- Remove the camera cover and leave it on the kitchen bench.

Departure

- Turn off all lights, heaters, fireplace, and both cooler switches.
- Lock both front doors and return both sets of keys to the key safe.
- Checkout is strictly 10 AM unless you have written approval for a late checkout.

Condition of the Property

- We allow 4 hours of cleaning time to prepare the property for the next guests.
- If the property is left in a condition that requires extra cleaning or special attention, including the removal of strong cooking odours or smoke part of your bond (security deposit) may be withheld, or a claim may be lodged through your booking provider to recover additional cleaning costs.

Pro Tips

GOOD TO KNOW



GARBAGE COLLECTION

The bin boogy is 6am Tuesdays so pop them out Monday evening for collection. The Tippypack labelled bin is for overflow only. Please only use if the regular council bins are full.



LAWN SPRINKLERS

At 6am on Mondays and Thursdays, the sprinklers spring to life. If you spy a thirsty lawn or plant, feel free to give them a drink with the hose. Much appreciated after a sweltering day.



KITCHEN DOWNLIGHTS

Looking for the switch? It's the middle one on the powerpoint to the right of the sink.



KNIFE SHARPENER

Hallelujah! Stored in the appliances cupboard to the left of the fridge.



BBQ WEBER DRIP TRAY

Aluminum trays are stocked in the pantry so you can swap out the old, gooey drip tray beneath the Weber. If you use them for serving sausages, kindly replace.



GAS BOTTLE

Spin the gas bottle tap off once you're done cooking up a storm. The Weber cover has a mischievous streak and has been known to fiddle with the gas dials when we're not looking.



House rules



NO
SMOKING/VAPING
Inside or near the house.
Dispose of butts.



Booking will be cancelled without refund. Damage and cleaning charges apply at discretion of property owner.

NO PETS



GROUP BOOKINGS

Must be 28 or older

No hens/bucks etc



All guests must be paid guests. 11 guests

GUESTS

maximum. Unauthorised visitors not permitted.



NO PARTIES

No glass within pool enclosure.



QUIET TIME

Please be respectful of our neighbours 10 PM - 8 AM

Relax by the Pool



Dive Right In!

Pack your swimmers, towels and floaties—our pool is in operation with the solar heating clicking on mid September - late April, so the sun starts warming the water.

Please note - if we don't have several warm days the pool water will not be very warm.

A few friendly pool tips:

- Keep the splash in the pool, not on the house windows. Cannonballs—yes please! Window showers—no thanks.
- Rashies beat sunscreen for little swimmers—better protection and clearer pool water.
- Roll out the pool cover when you're done swimming in the cooler days. It's a two person job fold the step cover in and try to keep it centered when rolling up. It keeps the warmth in and the leaves out.
- Our automatic cleaner and weekly pool tech keep the water sparkling. On breezy days you might need to scoop a few leaves or clear the skimmer box (lift the round cover at the pool's end). If something seems off, give us a shout and we'll send the pool guy over.
- Heads-up: We don't give discounts or refunds for unexpected weather or routine maintenance—Mother Nature plays by her own rules!

Pool Tips

POOL SAFETY



Immediately report any pool safety/pool barrier concerns. Always supervise kids from within the pool enclosure. The double security screen doors in the lounge overlooking the pool are screwed shut by law.

ROLLING UP THE POOL COVER



Begin by making sure the pole is centered at the end of the pool. Next, fold in the section over the pool seat. To effectively guide the blanket onto the roller, recruit another person to assist you.

POOL SKIMMER BASKET



To improve pool filtration and reduce pump noise, remove the cover on the end of the pool and use your hand to scoop out leaves and debris from the skimmer basket.

PLASTIC POOL CUPS



Above the microwave, you'll find a stash of plastic wine glasses. These are perfect for poolside sips and far more durable than their fragile glass counterparts. Trust us, the last thing anyone wants is shattered glass in the pool area!

RASHIES OR SUNSCREEN



If you have a big crew and are giving the pool a workout, show it some love by switching to rashies instead of sunscreens. Less chance of murky water and no more sunburn scares! Now, everyone can enjoy the crystal-clear pool for the duration of your stay.



Getting from A to B



WALK

A pleasant 10 min stroll to groceries, cafes, parks



BUS

Courtesy Bus to Moama Bowling Club BOOK EARLY! 1800 806 777



TAXI

Echuca Moama Taxis 131008 Rich River Corporate 0447 902 279

Parking



The main carport can squeeze in 3 vehicles.
The side driveway holds two vehicles or a small caravan/boat prior to the house wall.
Street parking is ample and free in a wide street.
Parking on the nature strip is illegal.
No access to backyard carport or shed for parking.

**Be mindful of driveways and don't park on the nature strip



The Kitchen

The Kitchen is stocked with coffee, tea, sugar, salt, pepper, olive oil and often random spices and sauces. Please feel free to use them all, they are provided for your enjoyment.

If anything is missing, running out or not working properly, please let us know and we will endeavor to resolve.







Essentials Covered

Get ready to whip up culinary magic with a six-burner gas stove, plenty of pots and pans, electric oven, microwave, dishwasher, stick mixer, electric wok and frypan and a Nespresso Pod machine with milk frother.

And wait for it - good quality sharp knives and a knife sharperner!

Above the fridge are light bulbs, batteries, tools and even an inflatable pump. Plus, there's a stash of handy essentials like a sewing kit, phone charger, pencil sharpener and safety pins in the handy bits and bobs tin.

There's board games in the draws to the right of the fireplace. The playroom is well stocked with toys and more are in the cupboard of the third bedroom.

Please tidy after use. There is also a nice selection of books.



WiFi / Netflix

While we love providing you with speedy internet, sometimes things are out of our control. If you encounter any disruptions or maintenance issues we recommend flipping the mains power switchboard off for a few minutes. It's the easiest way to get back to streaming your favorite shows in no time!

WIFI NETWORK: BelongEXXYTUUT PASSWORD: RPXD7RJAAF

Air Conditioning

There are two evaporative air-conditioning systems.

Before turning them on, slightly open some windows or doors so the cooled air has a path to flow out. This ensures proper airflow and helps the systems work efficiently.

The doors behind the couch and kitchen window work well in the main area.

Choose windows with fly screens in the bedrooms is a good idea.



Bedroom Wing

Press the cool button and leave for a few minutes so the cooling pads are soaked in water.

Then press the fan button, adjusting the speed with the dial. If the water pads are not soaked first it will just blow hot air.



Main Living Area

Press the top on button - that's it. The new controller is preset and does the rest for you.

When leaving the house, turn the systems off and close all doors and windows. If left running with everything closed, the house will become very damp quickly.

Ducted Heating

The heating thermostat is located near the third bedroom on the left.

This system heats the entire house at once.

If you have the gas log fire going at the same time it will get very hot in the main living area so please choose one or the other.

Please try to keep at 20 Degrees or less

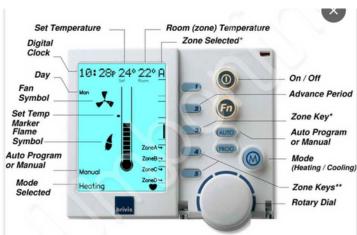
Don't forget to give the house a break when you head out. Preferably turn off or set it to a comfy 16 degrees please. My wallet and Mother Nature will high-five you for it!

On and off button



Adjust the temperature with this dial





Please don't fiddle with any of these buttons - diagram for maintenance only

Gas Fireplace

The mains switch for the fireplace is located on the left-hand wall of the fireplace, behind the tall vase (as shown by the red arrow).

This switch must be turned ON for the fireplace to operate.

If the fireplace is not working, you can reset it by turning the remote OFF, then switching the mains switch OFF for a few minutes, before turning the wall switch back on and then the remote back on again.

- ✓ Turning ON the Fireplace
 - 1. Press the RED POWER button once on the remote to turn the fireplace ON.
 - 2. The fireplace will first ignite the pilot flame.
 - 3. Once the pilot flame is established, the main burner will ignite automatically.
 - 4. Allow around 5 minutes for the unit to heat up and for the fan to turn on.
- The fireplace is pre-programmed for high flame and medium fan settings.
- Please do not adjust or "fiddle" with the remote settings.
- The fan must remain ON whenever the fireplace is in use.





*Please turn the fire off if you leave the house - always by the remote, never by the wall switch.

Life in the grand lane

Room for everyone at the table



Plush leather lounge



Just relax



Keep an eye on the kids



Cozy fireplace



Casual Alfresco Lunch



Sleeping Quarters - 11 Guests

Queen - Ensuite - WIR



Queen Bed



Queen and Single Fold Outs



King Bed



Queen Bed



Rumpus Room when not a bedroom



Splish-splash and more!

Main Bedroom Ensuite



Family Bathroom

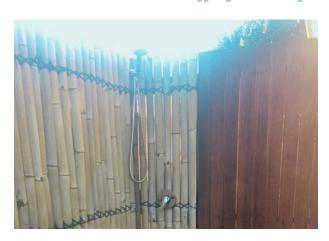


We've got your back with a fluffy towel for everyone stored in the bathroom vanities, plus some spares. There are also micro-fiber hair turbans.

A baby bath and infant insert is kept in the wardrobe of the third bedroom.

Fun fact - The hot and cold water bath mixer is back to front.....sorry!

Wash off after a dip in our hot outdoor shower!





The laundry room has got everything you need for a cozy stay, but don't forget to give the dryer some love and fresh air by clearing out the lint and opening the external door.



The Great Outdoors



Cubby Sandpit BBQ







Brunch date?

RECOMMENDATIONS



JOHHNY & LYLE

Great location, great food, fresh coffee! 433 High Street, Echuca 5480 3113



THE BLACK PUDDING

A local hot spot for breakfast in Echuca. 525 High Street, Echuca 5482 2244



THREE BLACK SHEEP

Delicious healthy food and great atmosphere. 290 Perricoota Road, Moama 5482 5770



THE SWEET MEADOW

Beautiful plant based health bar 640 High Street, Echuca 5482 4099



BYL COFFEE

Super friendly, and the best coffee in town! 50 Nish Street, Echuca 5480 7125



Dinner date?

RECOMMENDATIONS



OPA - EAT LIKE A GREEK

Authentic Greek Food in the heart of Echuca 544 High Street, Echuca 5480 7886



MONKEE & CO

Funky Asian Kitchen down the Port area 531 High Street, Echuca 5482 6194



RADCLIFFS @ PORT 53 RESTAURANT

Where good food is just the beginning 6-10 Radcliff Street, Echuca 5480 6720



ROMA PIZZA

Best local pizza. Eat in or takeaway 191 Hare Street, Echuca 5482 1546



FISH BITE

Seafood and Sushi Takeaway 193 Hare Street, Echuca 5480 0011



Pub Crawl

RECOMMENDATIONS



AMERICAN HOTEL 5480 0969



SHAMROCK HOTEL 5482 1036



BAR LEE @ ECHUCA DISTILLERY 4800 8600



THE SOCIAL ECHUCA 5899 9162



Gourmet Delights!

RECOMMENDATIONS



JUNCTION MOAMA
5481 3777



RIVERBANK MOAMA 5482 1995



MORRISONS WINERY 5480 0126



THE MILL 5480 1619

Action-packed fun!

HOST RECOMMENDATIONS

1

PADDLESTEAMERS

A delightful and nostalgic way to experience the charm of river travel. Family-friendly river cruises provide an enjoyable experience for people of all ages.

2

WINE TOURS

Cape Horn Vineyard, Morrisons Winery, The Carriages Vineyard, Murray Gums Estate and St Anne's Vineyard Join an E-bike winery tour with Green Pedal Cycles 0490 048 239

3

MURRAY AND CAMPASPE RIVERS

Enjoy a bush walk over the Campaspe Swing Bridge along the back of the Port area. Hire a paddleboard, canoe, kayak or pontoon boat and cruise the river.

4

SUP/BIKE RENTALS

My favorite activity - Stand Up Paddle Boarding. The river current does the work! Text to book 0439 682 693 Green Pedal Cycles 0490 048 239

5

KYABRAM FAUNA PARK/ZOO

Discover the animals of Kyabram Fauna Park. Open 10am-5pm everyday. Kids free weekends and holidays!

6

RICH RIVER GOLF CLUB

Rich River offers two distinct championship golf courses, immaculately groomed and playable all year round. There is a mini golf course too!

- Pick up local veggies, fruits and other treats (or just stop by for brunch) at the Farmer's Market. 1st and 3rd Saturday of every month at Echuca's Aquatic Reserve.
- Moama Market Just over the Echuca-Moama bridge and set in a beautiful scenic setting just near the Murray River! Held 2-3 times per month on Sundays.
- Visit TwistED science with the kids at 2 Radcliff Street, Echuca. Advised to book ahead online or phone 5480 1595 Burn off some energy at Gravity Shack 4410 8118
- Billabong Ranch Horse Riding. Billabong Fun Park is open Saturdays and holidays for visitors and families to access a variety of activities all on the one site.
- Retrace history at the Port of Echuca Discovery Centre and join the Port After Dark Journey back in time and discover dark secrets of the past on a 1 hour guided lantern tour.
- Indulge at the amazing Echuca Heritage Sweet Co. and the Echuca Chocolate Company while meandering the heritage shops along the old Port area.
- Take in a museum, including the Echuca Historical Museum, National Holden Museum, or the Great Aussie Beer Shed and Heritage Farm Museum.
- Explore a beautiful section of the Victorian Silo Art Trail in Echuca Moama. Admire the painted silos and visit awardwinning wineries along the way. From 1 hour to full day.
- Flash Fairlane Tours Torrumbarry Weir Picnic Cruises
 Local 20 Minute Cruise, Moama Historical Tour
 Beer Shed, Raverty's Motor Museum and More.
- Echuca Back 9 Golf Course featuring 9 holes, created to challenge the veteran golfer and provide a flat course for any golfer wishing to play a fun and relaxed round

Emergency info

RESOURCES



000

Emergency phone number.



HOSPITAL

Echuca Regional Health, 226 Service Street Echuca 54855000



ECHUCA POLICE

143 Anstruther Street, Echuca 54831500



POOL SERVICE

In Pools - On the rare event the pool looks really cloudy or green or something needs urgent attention due to safety - and you can't contact Chelsie. Jay - 0400 119 104



AIRCONDITIONING & ELECTRICAL

LONGS - 108 Annesley St, Echuca 54806088



DAN MURPHY'S

166/168 Annesley St, Echuca

Here to help!

While you're here, if you spot anything that needs a little TLC or our amazing cleaner missed a spot, please don't be shy!

Let me know so I can make things right for you and the next guests.

I'm ready to help as best I can!

Chelsie - 0438 375 938



WE HOPE TO SEE YOU AGAIN SOON!

CUT OUT THE MIDDLEMAN AND BOOK DIRECT!

WWW.ECHUCAHOLIDAYHOUSE.COM.AU