

Holiday Accommodation Studio

PROPERTY DETAILS

4 Askew Rd, Geraldton, WA, 6530

SUITABILITY OF THE PROPERTY

The location of the property (1km from the Foreshore Precinct, 1km from the Sydney Memorial, 4km from the Lighthouse, 3km to the Marble) makes it an ideal place for visitors to explore Geraldton.

The studio is connected to water mains and sewerage and has an electric hot water system. It has its own bathroom and toilet, the remainder of the accommodation is a large comfortable open plan space with a kitchenette, bed, lounge all of which is covered by reverse cycle air conditioning. The kitchenette contains a microwave, fridge and sink.

MANAGEMENT OF THE PROPERTY

Amenity of adjoining/nearby land uses

The studio is located close to the rear boundary of the property – the property behind has a storage shed closest to the boundary and the property to the north is protected by a high retaining wall with a garden on the boundary. Its situation means there is minimal impact on neighbors.

The accommodation is suitable for couples or small families with a maximum of 4 people with adequate off-street parking. The cleaning of the accommodation is to be undertaken by the owner who resides on the same property, resulting in no extra traffic or impact on neighbors.

The studio will be advertised on the Airbnb platform where they are provided with check in procedures and the guest book. The guestbook details the facilities, house rules and emergency procedures along with the owners' contact details.

Day to day management

Check in and check out procedures are sent from the Airbnb platform along with step-by-step pictures to guide the process. If the owner is unable to meet the guest, the key will be placed in a lock box with the code provided via the Airbnb platform.

The owner resides on the property and is usually available to assist with any queries or issues however if the owner is unavailable an alternative manager will be nominated to fulfil this role and guests will be provided with the appropriate contact details.

Cleaning will occur as soon as possible after checkout with waste and recycling handled along with the owner's waste.

Parking on property

There is ample off-street parking, with extra space for boats, campers, caravans and trailers owing to the length of the driveway. The Airbnb platform will include directions for parking and will state that no cars are to be left on the verge or street.

Management of noise impacts

The property can accommodate couples or small families up to a maximum of 4 people and the rules, shared with guests through the Airbnb platform specifically prohibit further guests, parties or events. Quiet hours are also designated between 9pm and 7am on the Airbnb platform. As I am present on the property, I will be able to monitor any issues with this before they become an issue to neighbors.

Relevant site-specific matters

The accommodation is equipped with a smoke detector and a fire blanket/extinguisher. Signage will be erected on-site and clearly visible from the street that has my name and contact details as the manager of the property once approval has been received.