



WELCOME TO WANDARRA HOMESTEAD

We acknowledge the Wiradjuri people on whose land Wandarra Homestead stands. We pay our respects to Elders - past, present and emerging - and acknowledge that sovereignty was never ceded.



WELCOME

Welcome to Wandarra Homestead, a serene haven where you can immerse yourself in nature's beauty. Founded by sisters Jodie and Angela, this unique property was created to cultivate a **warm, inviting atmosphere for family and friends to reconnect, recharge, and create lasting memories.**

Raised in a home that celebrated quality time together and the enriching experience of travel, we have developed a deep passion for residential design and crafting personalised experiences. We also deeply appreciate the restorative influence of the great outdoors and firmly believe that slowing down to focus on the bigger picture can have a profoundly positive impact on one's well-being.

You've probably already met our wonderful Guest Relations Manager, Felicity. If you need any help during your stay, please reach out. We hope your time at Wandarra Homestead is filled with relaxation, deep connection, and wonderful memories.

Enjoy your stay,
Jodie and Angela

Photo (Left to Right): Felicity, Angela, Jodie



MAKE YOURSELF AT HOME

WIFI

We provide complimentary WiFi access during your stay at Wandarra. There is only one network option (OPTUS_37E3A8L), and the password is "seams25890ep" (there is also a magnet on the fridge with these details).

DOORS AND LOCKS

Wandarra features an automated locking system for the main entrance. You will receive the 4-digit access code at least 24 hours prior to your arrival. To use the keypad, simply touch it once to activate, enter the code, and press the tick icon. The pad will light up green to indicate a successful entry.

For the separate entrance to the fourth bedroom (under the carport), a standard key will be left in the kitchen if you've confirmed that you require this room.



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Several rooms open to the verandah through French doors. These can be locked using the internal locks (you'll find a key for each hanging on a hook by the door inside the room). When leaving the property, ensure these doors are locked, and leave the keys hanging on the hooks where you found them.

As a rural property, there is wildlife about, so please do not leave doors open and unattended. Guests are responsible for securing the premises and their belongings as outlined in our Terms and Conditions, available on our website.



LIGHTING

Throughout the home, you'll find dimmable recessed lighting to set the perfect ambiance.

There is also lighting outside, you'll find the following switches:

- By the front door, there's a switch that turns on the lights along the north and west sides of the verandah.
- In the living room with the fireplace, there are two switches that control the lights on the south and east sides of the verandah, as well as the 3 driveway bollard lights.
- Under the carport, the third pylon from the back wall has a switch for the carport lights.

Grandma's Tippy lighting: there is a main switch that activates all lights in the bar which can be found on the hallway wall (lower switch). Please ensure this is switched on before going into the bar. There is then a light switch by the ladder (inside the bar) to adjust any lights individually.

To help conserve energy, please remember to turn off all lights, except the outdoor ones, when you're not home. And ensure all lights are switched off when you check out.

POWER OUTAGES

In the event of a power outage or brownout (where the lights still work but there is insufficient power to run appliances), the fuse box is located just off the verandah on the west side of the house. You'll find a torch in the kitchen pantry if you need it.

You will also be able to find information on the Essential Energy website at www.essentialenergy.com.au/outages-and-faults/power-outages or by calling 13 20 80.

If you have any other issues that can't be resolved, please don't hesitate to call us using the contact information at the back of this guide.

COOLING AND HEATING

The home features reverse cycle air conditioning in both living areas, with the controls mounted on the wall next to the units. Please leave the remote in the designated spot so the cleaners can easily find it after your stay.

Each bedroom has a ceiling fan and a bar heater for the winter months. Remember to turn off fans and heaters when you go out.

Electric blankets are provided on all beds, each with dual controls. For safety, ensure the electric blankets are switched off when not in use and before you check out.





TV AND STREAMING

The Kogan remote on the coffee table controls the TV. Press the red power button and select "Home" to access the main menu. There is also a separate remote for the sound bar under the TV. You can log into your **own** Netflix, Stan, Prime Video, and other streaming accounts on the TV. Remember to log out of your accounts before you leave. For free-to-air TV, you can use the pre-configured apps like ABC iView, 7+, 9Now, and 10Play. No need to log in, just select the app you want to use.

MUSIC AND SPEAKERS

In the main living room, you can listen to music through the TV by logging into your Spotify account via the app section or selecting YouTube. Turn on the sound bar for optimum sound.

In the living room with the fireplace there is also a SONOS. To connect to this, you will need to download the Sonos app to your mobile phone from the apple or google app store, make sure you are connected to Wandarra's wifi, and then follow the prompts in the app to connect to the Play 1 speaker.

GAMES + AMENITIES

UNLOCK THE FUN

Discover a selection of games tucked away in the linen press by the entrance - from classic board games to outdoor favorites like Finska and Badminton. Be sure to pack them up neatly before you depart, so the next guests can enjoy the fun.

PICNIC IN STYLE

Grab a cozy picnic blanket from the same cupboard and head out to explore the local sights, like the enchanting "Drip". There is also a picnic basket in the linen press that you are welcome to use. Please ensure you return them for the next guests when you are done.

FOR THE KIDS

TIMELESS TREASURES

Discover a delightful collection of vintage toys tucked away in the cupboards - from a charming dolls house with all the furnishings, to an old-fashioned rocking horse. There is also a selection of kids books. Lose yourself in the nostalgia as the little ones play the day away! Check the cupboard in the black bedroom and the linen press in the entrance.





LESS TO PACK

For our youngest guests, we've provided a high chair and travel cot in the black bedroom closet. Everything you need to keep the littles ones happy and content during your stay.

KITCHEN

COOKING ESSENTIALS

The kitchen is stocked with all the utensils you'll need for cooking. The main cutlery drawer is the second from the left, and there are additional cooking tools in the canister by the stove. You'll also find a large selection of crockery, serving bowls and platters, pots, pans and oven proof dishes.

TEA AND COFFEE

Enjoy complimentary Nespresso pods, a selection of tea, milk and sugar - all available in the canisters next to the coffee machine (and in the fridge!).

CONDIMENTS

We provide essential condiments during your stay:

- Olive oil, kept next to the stove and a range of vinegars and some sauces such as soy and Woustershire in the top drawer next to the fridge
- Bottles of tomato and BBQ sauce, plus dijonnaise, vegemite and honey
- Salt and pepper in the grinders on the kitchen bench and a selection of herbs and spices in the top left drawer

Our cleaner wipes these between bookings. Please leave for future guests.

APPLIANCES

The gas stovetop is easy to use - just push and turn the knobs. The electric oven has temperature controls on the panel. For the dishwasher, find the tablets under the sink, press power, select a cycle, and hold start. There is also a slow cooker and a blender in the cupboard under the "Hello is it me you're cooking for" print.

BBQ

Please enjoy the gas BBQ by the carport - turn on the gas bottle first, then ignite the burners. Remember to turn off the gas when done. BBQ utensils are in the top left kitchen drawer.





LAUNDRY FACILITIES

WASHING MACHINE

Feel free to use our front-loading washing machine. You'll find complimentary detergent, stain remover, and fabric softener on the laundry bench. Just add a spoonful of detergent to the left compartment, and fabric softener to the middle, then select your cycle - we recommend the 30-minute setting.

As we're on rainwater, we'd appreciate your efforts to conserve this precious resource.

DRYER

Operating the dryer is simple. Ensure the door is properly closed, then turn it on, select your program (we suggest the "everyday" setting), and press start.

To prevent condensation on the floor, you can open the window if you need to keep the hallway door closed while the dryer is running.

CLOTHESLINE

Venture out the front door and up the hill to the west side of the property, where you'll find our Hills Hoist clothesline. A clothes basket and pegs are provided for your convenience. We also have a foldable drying rack in the kitchen pantry.

IRON AND BOARD

You'll find an iron and ironing board in the kitchen pantry, ready for use.

ECO-FRIENDLY SUPPLIES

The laundry items on the bench above the dryer - detergent, stain remover, and fabric softener - are all eco-friendly, as we use a grey water system to help water our gardens.

BATHROOMS AND LINEN

TOILETRIES

In each bathroom you will find beautiful shampoo, conditioner, body wash and handwash from Ena. Please enjoy using these during your stay. We endeavour to minimise our environmental impact wherever possible, by partnering with brands who are sustainable, all natural and provide refills to save on single use plastic waste. Please do not throw away any empty toiletry, kitchen or laundry bottles, just leave them in place and we'll take care of the rest.



HAIRDRYERS

We have provided three hairdryers for guest use. You will find one in the cupboard of the main bathroom, one in the cupboard of the black bedroom, and one in the drawer of the right-hand bedside table in the bedroom off the carport.

RAINWATER

Our property runs on rainwater and a septic system, so we ask you take a little extra care and consideration for what goes down our drains as well as general water consumption. Please don't flush anything other than toilet paper down the toilets, bins have been provided in each bathroom for sanitary products and other rubbish.

The water is great to drink just as it is, but we also have a filter attached to our kitchen tap for extra filtration. All cold water automatically runs through the filter in the kitchen.

LINEN + TOWELS

We use a commercial laundry for our bedding and towels so you can leave all linens on the beds and the cleaners will take care of it. All towels should also be left on towel rails and hooks provided in the bathrooms and backs of the bedroom doors. Additional blankets can be found in the linen press in the entry and in a basket next to the lounge in the main living room.





FIRES AND GENERAL SAFETY

GENERAL FIRE SAFETY

The firepit must be used in accordance with local fire regulations. As a result, the outdoor firepit can **only** be used between **1 April** and **30 September**, and provided there are no fire bans during this period.

If the weather is cooler in early autumn and late spring, then the indoor fireplace can be used.

It is your responsibility to be aware of any fire bans within this period (we recommend you check out Country Fire Authority) and always remember to put the fire out with water once you're done. Please make yourself familiar with the fire safety information displayed around the property. There is a fire extinguisher in the kitchen pantry, and a fire blanket hanging next to the aga (old coal burning stove) in the kitchen.



INDOOR FIREPLACE

Please use the fireplace guard and tools provided to protect you from embers and remain at a safe distance. Please always supervise children, the guard can easily be moved.

FIRE PIT

We've provided seat cushions for use and comfort around the fire pit which are kept in the large timber cupboard/chest on the verandah (BBQ side of the house). Please put them back in the cupboard when you're done so they stay dry and in good condition for the next guests. The fire pit is a great place for a grazing board and wine at sunset! We just ask you ensure all food is brought back inside when you're finished as we have lots of birds and other wildlife around the property.

FIRST AID

Two first aid kits have been provided in case of accidents. There is a large one in the cupboard above the fridge, and a smaller one available in the cupboard above the vanity in the main bathroom.

WILDLIFE

Part of Aussie country life means lots of wildlife around to enjoy including kangaroos, bunnies, foxes and an array of birdlife.

This region is also home to brown and black snakes so please be mindful of where you're walking around the property and don't walk through any long grass in the warmer months in areas where you cannot see the path ahead. We recommend staying in the house paddock or on the driveway.

Remember, wildlife are usually keen to get away from you too and it's not often we spot them, but if you do come across one, please keep your distance. In the event of a snake bite please call 000 immediately. A first aid kit can also be located in the cupboard above the fridge, and information can be found at www.healthdirect.gov.au/snake-bites

LIVESTOCK IN PADDOCKS

We often have livestock from neighbouring properties grazing in our paddocks and you may see someone tending to them at times during your stay. Feel free to say hi to our four-legged friends but please interact with them at a friendly distance, stay out of the paddocks that they are grazing in, and don't intimidate them in any way. Please also keep all gates to paddocks closed at all times to ensure the safety of the animals.





GENERAL PROPERTY MAINTENANCE

With 25 acres we have lots of land to maintain. As such you may see someone in the surrounding paddocks of the property at times but they will not enter the house paddock unless there is an emergency (in which case we will do our best to contact you first). Don't be afraid to say hi, they're a friendly bunch!

HOUSE RULES

Please respect our house rules to help ensure a smooth stay for our guests and our neighbours.

1. **Strictly no smoking** anywhere in the house or on the property.
2. **Please treat the property and furnishings with respect.** We understand that accidents happen, but in accordance with our [Terms and Conditions](#) we reserve the right to charge you in full for any damage or breakages.
3. **Please be courteous to the cleaners and leave the house in a reasonable state.** It's your holiday, and we don't expect you to clean the house before you check out. There is also **no** expectation to strip the beds or take out the rubbish. However, we do ask that you leave the house in a respectable state, with any rubbish left in the indoor bins provided and furniture left where you found it.
4. **Respect our neighbours.** While the house is rural with more space between neighbouring houses, noise does travel, so we ask that you keep noise and music to a respectable level after 10pm. Strictly no parties.
5. **Children must always be supervised,** particularly when outdoors, on the verandah, around the fire or fire pit, near barbed wire fencing, dams, water tanks and pumps or cleaning chemicals.
6. **Dogs are welcome, but no other pets allowed.** As a rural property there is wildlife present, we ask that Dogs are not left unattended on the property (indoors or outdoors) when you go out, and that your dogs sleep inside at night. Maximum 2 dogs per group.
7. All guests and hosts are bound by the **NSW Government Code Of Conduct for the Short-Term Holiday Rental Accommodation Industry 2020**, which imposes behaviour standards for ensuring that guests do not disturb the neighbours or damage our property. The failure to meet your obligations under the code could include penalties such as warning notices, fines and being listed on a exclusion register with the NSW Government which could prohibit you from booking short term holiday rental accommodation for five years. More information can be found on the NSW Fair Trading website or via our terms and conditions that you agreed to when booking.
8. **Check-out:** please ensure you turn off all lights, air conditioning, heating and electric blankets. Please ensure that all doors are locked and the keys belonging to the French doors in the bedrooms and the laundry door are left on the hooks provided. Please leave the house tidy and put rubbish in the indoor bins provided. There are additional bins around the back of the house near the water tank if the indoor ones become full during your stay



EMERGENCY INFO

MEDICAL PROVIDERS

In case of an emergency call 000

The information provided below is correct at the time of writing this document, but we advise you google to ensure up to date information. We hold no responsibility for information provided here.

Mudgee Hospital: (02) 6371 9700 Cnr Meares and Lewis Streets, Mudgee NSW 2850

Mudgee Medical Centre: (02) 6372 8100 145 Church St, Mudgee NSW 2850

Rylstone District Hospital: (02) 6357 6100 54 Fitzgerald St, Rylstone NSW 2849



EMERGENCY REPAIRS

If any problems arise at the property please contact:

- Felicity: 0427 740 944
- Jodie: 0434 618 983
- Angela: 0422 053 081

If you experience an electrical or plumbing issues requiring immediate attention, please call us first and if required contact the following emergency service providers.

Plumber: Dan at Willow Springs Plumbing (0431 095 250)

Electrician: Laser Electrical Services (0408 490 731)

Please note our area does have black outs from time to time and our properties electrical switch board is located on the west side of the house near the water tank (the side closest to the black bedroom). A torch is kept in the cupboard near the entry door and please note all downlights will turn on throughout the house after a power outage.