

Miami Beach House

**9 Kelly Avenue
Miami, Qld, 4220**



Miami Beach House

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Miami Beach House

1 WELCOME

Welcome to Miami Beach House, we hope you enjoy your stay here.

This end of the Burleigh strip is a vibrant area by day, full of people enjoying all that the beach, park and headland have to offer.

If you like to catch a wave - the world famous Burleigh Break at Burleigh Heads will be just your thing and right in our neighbourhood! Our house is conveniently located ... newsagent, fresh bread, supermarkets, hotel and bottle shops, takeaways, cafes and coffee shops are all within walking distance. There's a park for the kids just 50 metres away with barbeques for a seaside breakfast, dinner or lunch, and patrolled sandy beaches on either side of the headland about 100 metres away.

If you are new to visiting the area, here are a few of our favourites ...

Breakfast / Coffee - Nectar coffee shop on the southern side of the North Burleigh Surf Club is great for a morning coffee. Piccolo Espresso is just across the headland at Miami Beach, Paddock Bakery at 20 Hibiscus Haven Miami (still easy walking distance!) is fantastic but get there early – it's very popular and can be tricky to get a seat. Commune at 1844 Lower Gold Coast Highway also has a great reputation and there are lots of other options down at the James Street end.

Takeaways – There are lots of local takeaway options, including Sushi Train, Thai I Am, Miami Kebabs and many others at Miami One Shopping Centre. A little further afield, the restaurant and shopping strips at James Street Burleigh and at Nobby's Beach, just north of Miami High and the Nobby's Headland (about 2-3 km north of us) offer plenty of restaurants, bars, cafes, take-aways and local retail. Our pick for fish and chips is Red Hot Cod on the Gold Coast Highway at Burleigh Heads.

Bars / Street Food - Justin Lane Bar at Burleigh Heads or any of the Surf Life Saving Clubs for a bar with a view. Try the Miami Marketta (www.miamimarketta.com) for a great street food market and entertainment experience. The Pavilion on the beach at Burleigh Heads is a great spot for a drink with a view. Just across the road from our house is the recently renovated Miami Tavern with a good restaurant and bars and we now also have some local breweries and gin bars – look for them on the internet.

For a special dinner out - Rick Shores or The Tropic on Goodwin Terrace at Burleigh Heads are highly recommended and there are a number of other great restaurants and new ones opening all the time in the James Street area. Closer to home, try La Bella Cellar or Light Years just across the Highway for something different.

Shopping - Robina Town Centre is a favourite for a big old spree and check out Pacific Fair at Broadbeach, but the local boutiques at Burleigh Heads are where you'll find that special thing. Further south, Palm Beach is emerging as an op-shopping favourite. For groceries Coles Supermarket is across the highway at Miami One Shopping Centre or Aldi is almost directly opposite Coles and Dan Murphy's is right across the street from us.

Walking/Running/Cycling - The beautiful bike and pathways all the way south along North Burleigh and Burleigh beach lead to the gorgeous walk through the National Park on the Burleigh Headland. To go further afield head north over the hill for a beautiful walk along Miami and Nobby's Beach and if you can endure a little roadway through Mermaid Beach and Broadbeach, you can pretty much run/walk all the way up through Surfers Paradise to Main Beach.

Swimming/Surfing – It's not all about Burleigh, the Gold Coast has a great choice of beaches for surfing breaks, body surfing or just a walk. Rainbow Bay, Kirra and Currumbin are pretty special. Also try Tallebudgera Creek for a still water swim or Currumbin Creek for Stand-Up Paddle Boarding.

Day Trips – Mount Tambourine, Natural Arch, Binna Burra, Outlet shopping at Harbour Town (near Southport), Byron Bay is a nice day trip, too.

Miami Beach House

2 A FEW REQUESTS AND INSTRUCTIONS

WiFi – the WiFi SSID (Network Name) and password will be provided to you separately.

Security System – the Security System will be disarmed when you arrive and will be rearmed after your departure. Please don't touch the control panels during your stay.

We have external security sensor lights on the side stairs, in the driveway above the garage doors, above the front door landing and above the pool area. **Please leave these security sensor lights switched on at all times.**

Lift – Please only use the Lift when necessary and ensure that children do not use the Lift without an adult present. See basic instructions in this compendium, but in case of Emergency call Easy Living Home Elevators on 1800 813 555, there is an emergency phone connection in the lift – mobile number 0491 616 127.

No Smoking – no smoking please.

Feel free to use any consumables in the kitchen but also restock where necessary for the next guest.

Go ahead and use the Surfboard, Boogie Boards and other beach gear etc in the garage but please wash the sand off before bringing them back inside the garage.

Rubbish Bins are emptied very early Friday morning. **PLEASE ROLL BINS OUT TO THE STREET EDGE ON THURSDAY EVENING FOR COLLECTION EARLY FRIDAY MORNING.**

Please leave the sand on the beach, brush or hose off all sand before you come back to the house or pool. Please leave the house tidy, with contents where you found them and return any pool and beach furniture etc to the garage after you use them so that the house is ready for the next guest. Please also keep the kitchen and appliances clean and free of any food scraps and **please report any breakages.** We reserve the right to pass on the cost of any breakages or damages and any excess cleaning charges.

The **Barbecue** is provided on the condition that it is thoroughly cleaned after each use. If any additional cleaning is required, then cleaning charges will be passed on to the tenant.

We hope that you enjoy your stay in Miami Beach House.

John & Donna

Miami Beach House

3 CONTACT DETAILS

3.1. Miami Beach House

9 Kelly Avenue, Miami, 4220

3.2. Rental Agent / Property Manager

Nuve Escapes

816 Pacific Parade, Currumbin, 4223

Phone (07) 5534 2266

Email. hello@nuveescapes.com.au

Web: <https://nuveescapes.com.au/>

3.3. Neighbours

Very occasionally our neighbours and their visitors use our driveway for short periods when parking in the street is not possible. If you do find a car parked in the driveway that you need moved please just pop next door the neighbours and ask and it will be moved asap.

The Miami Tavern

Phone: 5535 1644

Web: www.miamitavern.com.au

If the pub noise becomes excessive or patrons unruly don't hesitate to telephone the pub directly, explain your concerns and ask them to quieten things down – they are generally quite receptive to neighbours' concerns. If there are any issues please let the Rental Agent know so that we are made aware of it.

4 WHERE YOU WILL FIND

4.1. Keys

- The locks to the main front entry security door, front timber door and sliding entry door from the garage are keyed alike.
- All of the locks to the sliding glass doors and crimsafe sliding security doors are keyed alike.
- All of the sliding window locks are keyed alike.
- Keys for the Lift are hanging in the Kitchen Pantry with spares in the Lift file which is in the cupboard above the Fridge. The Lift can be locked off completely if you don't want to use it – if you do lock it please remember to unlock it before you leave.

4.2. Fire Safety

- There is a small Fire Extinguisher under the Kitchen sink and a Fire Blanket in the Pantry.
- The house is fitted with 8 Wireless Interconnected Smoke Alarms. There is a Controller Panel mounted on the wall in the Dining Room where the Alarms can be Tested and Silenced.
- In case of Emergency, exiting the house from the top floor, in particular the rear bedrooms, could be restricted. There is a telescopic extension ladder and an emergency safety hammer in the wardrobe of the rear corner bedroom. If an emergency evacuation is necessary and there is no other safe exit then break a window (window to the side yard) with the hammer and carefully lower the telescopic ladder to the ground and exit the house.
- There is also a small rope ladder in the walk-in-robe in Bedroom 1 which may be lowered down from the top floor balcony for an emergency escape.

4.3. Cleaning Supplies, Tools etc

- Vacuum cleaners (including portable Dyson stick vacuum), brooms and mops etc are in the Hall Storeroom. Please empty the waste out of the vacuum cleaners when necessary.
- Extra blankets are either in the blanket box in bedroom 4 or in the bedroom wardrobes.
- There is a small tool box, power extension leads, batteries and spare light bulbs etc in the Hall Storeroom.
- The Linen cupboard in the downstairs bathroom, the left section of the Ensuite vanity and the storerooms on the Garage level are all locked for Owners' private storage.

4.4. Telephone Books, Operating Manuals etc

- Take-away menus, Telephone Books and the Operating Manuals for most of the the appliances etc are either in the small cupboard above the Fridge or in the small cabinet in the Dining Room.

5 KITCHEN

5.1. Oven – Smeg (SCA310X)

- Select Oven Function - I usually put on “fan force” option which is the 3rd option anti-clockwise
- Then set the temperature using the knob on the left hand side of the front of the oven.

5.2. Cooktop – Westinghouse Induction Cooktop (WHI744BA)

- Turn on at isolation switch on wall, on splashback on left hand side
- Turn on Cooktop by pressing on/off switch on glass cook top
- Press the + / - or Boost button for the relevant element to control the power to that element. The element should heat almost instantly but will only work when pot or pan is on element.
- Induction Cooktop will only work with cookware that is made of metal that can be magnetised.

5.3. Rangehood – Schweigen (DS3131)

- Buttons to operate are on the right hand side of the front panel of the rangehood. Fairly self-explanatory. It is quiet, as the extraction motor is outside, so please remember to switch it off.

5.4. Microwave – De Longi (DE60COMBI)

- This is a combination Microwave oven with grill and convection oven.
- Suggest it be used mainly on Microwave setting and only use the grill or convention oven when absolutely necessary. To use Microwave:
 - Press MICROWAVE button once (or press MICROWAVE button repeatedly or turn DIAL KNOB to adjust power level) then press START to confirm
 - Turn DIAL KNOB to adjust cooking time then press START to commence

5.5. Fridge – Westinghouse (WQE6060SB) + Chilled Water and Internal Ice Maker

- Will beep at you if door left open for too long.
- The recommended temperature settings are around 2-3 for the Fridge and around -18 for the Freezer

5.6. Dishwasher – Miele (G1023U)

- Spare Powder and rinse aid are kept in cupboard under sink.
- Generally set the knob to “Quick wash” and then push start button.
- The isolation tap for the dishwasher is under the sink. No need to turn it off except in case of emergency, and then ensure it is turned back on before using the dishwasher again.

5.7. Sink Disposal - ISE (Evolution 200)

- Always make sure the cold water is running when you have the disposal on and turn the disposal off before you turn the water off.
- The switch is to the left hand side of the sink.
- No avocado seeds; no corn husks.

5.8. Coffee Machine

- Instruction card next to Coffee Machine and copy in this compendium.
- We have left a supply of coffee pods but additional Nespresso compatible pods can be purchased at Coles or Aldi.

6 LAUNDRY

6.1. Washing Machine – Bosche (WAS32741AU)

- After you load the washing, add powder to left hand section of drawer, close drawer, set knob to “Mixed Load” and push the start button.
- When wash is finished, machine will beep intermittently until you unload it.
- After unloading, leave door and powder drawer open to dry out.

6.2. Clothes Dryer – Simpson (39S600M)

- Nothing complicated here.
- Please clean the lint filter after every load. It is located at the front of the dryer at the bottom of the door opening.

6.3. Ironing Station

- After use, leave door open until iron has cooled.

6.4. Clothes Line

- Small folding clothes line in on the rear wall of the house just inside the pool fence
- Pegs and laundry basket in cupboard under bench in Laundry
- There is a portable clothes airer hanging in the Hall Storeroom. Please return to storeroom after use.

7 TELEVISIONS AND STEREO

- Before using TVs, Video and Stereo equipment turn on the power at the wall power outlet and please ensure it is turned off at the wall power outlet before vacating the property.

7.1. TV in Rear Family Room – Samsung Smart TV (TU8000)

- Turn power on at wall power outlet and turn on, as required, the TV, and Panasonic BRD (Blu-ray Disc Player).
- Use the black Samsung Remote to turn the TV on and use the +/- button to turn volume up or down.
- To play direct free to air digital TV or Stream from Apps
 - Use the black Samsung Remote and select “Live TV” for free to air TV or select the required streaming App (Netflix, Stan, catch up TV channels etc) from the Smart Hub ribbon across the bottom of the screen.
 - Use the up arrow/down arrow button to change Live TV stations. Sometimes the reception can be a bit dodgy in windy weather.
- To play a disc etc on the Panasonic BRD – set TV to HDMI 1
 - Use the black Samsung Remote to select the Source (HDMI-1) to the left of the Home Button on the Smart Hub ribbon across the bottom of the screen.
 - You can then play a Blu-ray Disc or DVD or access a connected USB drive etc. Use the small black Panasonic BRD Remote to control the necessary functions. There is a selection of DVDs in the cabinet in the front lounge room.
- To connect to Netflix on the Panasonic BRD – set TV to HDMI 1
 - Connect to Netflix via the Panasonic BRD by pressing the “NETFLIX” button on the small black Panasonic BRD Remote.

7.2. TV in Front Lounge Room – Sony (KDL42W800A)

- Turn power on at wall power outlet and turn on, as required, the TV, and Panasonic BRD/HDDR (Blu-ray Disc Player, Hard Disc Drive Recorder).
- Use the black Sony TV Remote and press the top right button (Green button) to turn the TV on and use the VOL +/- button to turn volume up or down.
- To play direct digital TV
 - Use the black Sony TV Remote to set the Input to “TV” using the Input select button on the top left and then use the Channel +/- button to change stations.
 - Sometimes the reception can be a bit dodgy in windy weather.
- To play a disc etc on the Panasonic BRD/HDDR – set TV to HDMI 1
 - Use the black Sony TV Remote to set the Input to “HDMI-1” using the Input select button on the top left.
 - You can then play a Blu-ray Disc or DVD, play from, or record to the Hard Disc Drive or just watch digital TV through the inbuilt tuner. Use the black Panasonic BRD/HDDR Remote to control the necessary functions. There is a selection of DVDs in the cabinet in the front lounge room.
- To play Netflix on Sony TV
 - Connect to Netflix using the black Sony TV Remote and select “Home”
 - Select “Applications”
 - Select “Netflix”

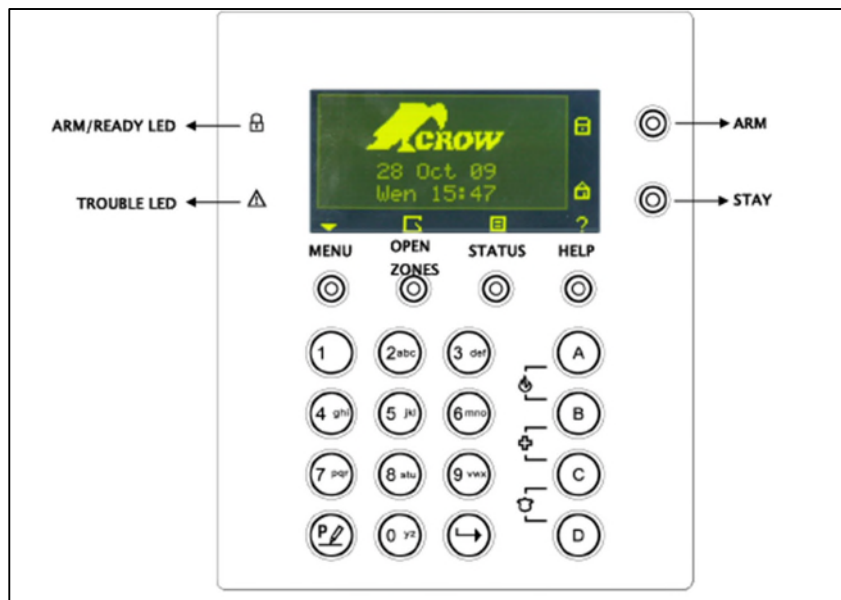
7.3. CD Player / USB MP3 Player / Stereo - Sharp (XL-UH220H)

- Plug power cord into the powerboard behind the TV and unplug if you aren't using it.
- Either play the Radio (Tuner) or CDs or USB Flash Drive or connect the TV or iPod etc via the auxiliary cable and switch the input to Video/Aux.

8 SECURITY

8.1. Security System

- The Security System will be disarmed during your stay – Please don't touch the Control Panels



- Zones

Zone 1 – Garage (unarmed in Stay Mode)
Zone 2 – Lounge
Zone 3 – Family Room
Zone 4 – Bedroom 1

8.2. Security Lights

- We have external security sensor lights on the side stairs, in the driveway above the garage doors, above the front door landing and above the pool area. **Please leave these security sensor lights switched on at all times.**

9 LIFT

9.1. Emergency Contact Information

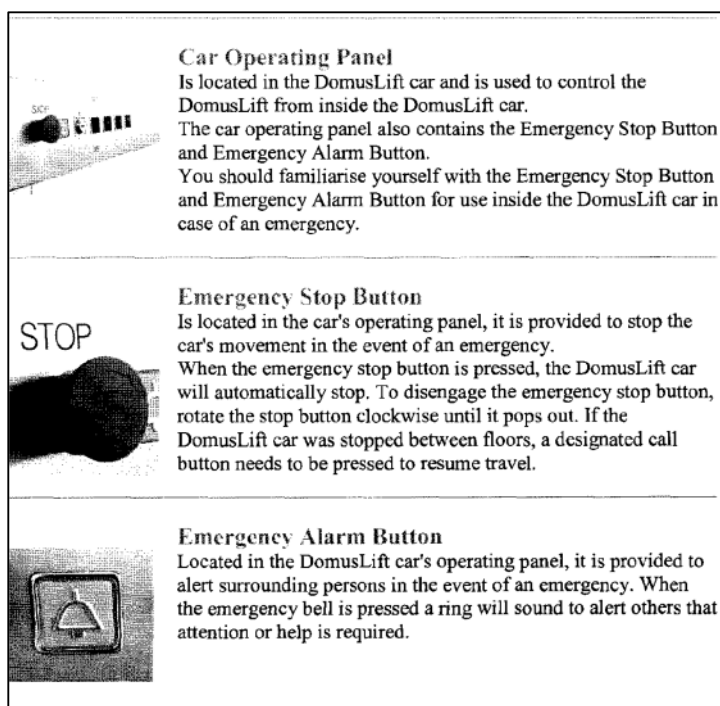
- Service and Emergency Assistance provided by Easy Living Home Elevators.
- **In case of Emergency call Easy Living on 1800 813 555 (24 hours per day).**
- Lift number is Q5207, installed in June 2011.
- **The lift emergency phone is a mobile connection, number 0491 616 127.**
- The lift keys (and emergency access key) are in the Kitchen Pantry.

9.2. A Couple of Hints

- We only use the lift sparingly, really only for loading and unloading luggage, for visitors over the age of 65 and for those who have run in the Gold Coast Marathon or Half Marathon within the previous 72 hours!
- Children should not use the lift unless accompanied by an adult
- Don't overload the lift
- Wait until the lift stops completely before pushing open the door
- Be careful not to accidentally press the emergency STOP button
- Stand back from the entrance. There are laser beams across the front of the lift that will trip an emergency stop.
- To disengage the emergency stop button, rotate the stop button clockwise until it pops out. If the lift was stopped between floors then a floor button needs to be pressed to resume travel.
- The lift automatically lowers to the basement level after 10-15 minutes of inactivity.

9.3. Lift Operating Manual

- The file with all of the documentation for the Lift (including the Operating Manual and spare keys) is in the cupboard above the Fridge. For any problems with the lift operation firstly check the Operating Manual:
 - Chapter 5 for Emergency Operation
 - Chapter 8 for 24/7 Assistance
 - Chapter 9 for Troubleshooting Guide



10 OUTDOOR

10.1. General

- Rubbish Bins are emptied very early Friday morning. Please roll bins out to the street edge on Thursday evening for collection early Friday morning. The Yellow Recycle bin is emptied every 2 weeks.
<https://www.goldcoast.qld.gov.au/contact-waste/bin-day-finder.aspx>
- A mower man comes every few weeks to mow the lawns and trim the edges.
- There should be no mail for us – just clear out any junk mail. If anything does look like genuine mail just leave it on the kitchen bench for us to collect.

10.2. Decks

- When the front decks get a bit dirty we just clear all the furniture off them, close all the doors and hose them down, starting on the top deck first. Then use the squeegee in the Hall Storeroom to push off the water to the drainage holes. The decks will dry pretty quickly after that.
- Use the hose from the side yard near the pool shed, the spray nozzle is in the pool shed.
- Please bring the chairs in from the decks at the end of your stay.

10.3. Switchboard

- Switchboard and Safety Switch located in garage on wall closest to beach.
- If power points go out check and reset the Safety Switch in the Switchboard.
- The Hot Water System is on night rate off peak Tariff 31.
- The Pool Pump is on regulated Tariff 33 and controlled via a timer switch in the chlorinator. There is a separate timer switch beside the switchboard in the garage which should be left switched to the on position – please don't change these settings.

10.4. Surfboards and Boogie Boards

- Feel free to use the Surfboards, Boogie Boards and other beach gear in the garage.
- Please clean sand off and wash down before being brought back inside the garage.

10.5. Pool Area

- Please clear any leaves from the drains around the pool and empty out any leaves etc in the pool and skimmer box.
- There are collapsible sun lounges and some beach chairs in the garage. Please return them to the garage at the end of your stay. There is also an Umbrella to set up around the pool area. Please take the umbrella down and put it back in the garage when you are finished.

10.6. Barbecue – Weber Q2000

The Barbecue is provided on the condition that it is thoroughly cleaned after each use. If any additional cleaning is required, then cleaning charges will be passed on to the tenant.

- Remove protective cover and wheel BBQ to uncovered section of front deck before lighting.
- Open lid and unfold the side tables (not to be used as cutting boards).
- Check the regulator is connected correctly and make sure burner control knob is turned off.
- Turn on the gas on the gas bottle, push in the burner control knob and turn it anti-clockwise to start/high position, then push in the red ignitor button several times to light the gas.
- Set burners on high and close lid. Preheat for 10 minutes before cooking and always cook with the lid closed.

- Please trim off excess fat and restrict use of excess sauces etc as this will making cleaning easier. Always make sure the cookbox and drip tray are clean and free of debris. Regularly empty and clean or replace the drip tray.
- When finished, ensure gas is turned off on the gas bottle and turn off the burner control knob.
- Clean the BBQ and after it has cooled down fold in the side tables, put on the cover and wheel it into a covered section of the front deck out of the weather.
- BBQ cleaning supplies and spare drip trays are stored under the kitchen sink.

10.7. Pool Pump and Filter

The pool pumps must be operated in the following manner:

- **If the Solar Heating System is connected for use then the Gemini Twin pump on the main filter must be set to run in High Speed mode only.**
- **The Gemini Twin pump on the main filter can be run in Auto Mode only when the Solar Heating System and pump is disconnected from powering up.**
- **Failing to follow these operating procedures may cause permanent damage to the pool pumps.**

- The Pool is serviced regularly by "Discount Pool Chemicals" (located at 22 Mountainview Avenue, Miami), Phone 5576 1111 / 0481460115.
- Regularly check that the pool water level is topped up to around midway up the skimmer box opening and check and empty and leaves from the skimmer box basket.
- The pool pump is connected to economy Tariff 33 (and operating time is controlled via a timer switch in the chlorinator) which is not available during some peak periods, usually late afternoon/early evening. Inside the pool filter shed there is a normal Tariff 11 powerpoint that the pool pump can be plugged into if you need to use the pool pump/filter at a time when Tariff 33 is not providing power. Just make sure that you plug the pool pump back into the Tariff 33 powerpoint and/or set the timer switch back to AUTO when you are finished.
- The pool is connected to a roof top solar heating system which we switch off completely in the warmer months. If you adjust the pool temperature comfort level on the controller during your stay, please reset it back to around 24 degrees Celsius when you are leaving.