

This property, uniquely designed for a welcoming homestay, is fully furnished and equipped for up to 3 months of short-term accommodation.

My property has consistently received top ratings, a testament to its cleanliness and impeccable presentation.

Champion Bay Beach Unit, Own Carport is a 68m<sup>2</sup> single-storey unit situated in a complex of 8 other units.

This fully equipped and furnished two-bedroom unit (one queen-size and one double bed) has one bathroom, with a separate toilet through the laundry.

Private parking is right outside the front door. There are also three visitor's carpark spaces within the complex and an additional 12 bays at the front of the complex.

Strategically located, this property provides easy access to a wide range of amenities and attractions.

The unit is advertised as being three streets back from Champion Bay Beach, a 700-meter walk with a cute cafe, AJs, a great kids' playground, and a lovely bay for swimming.

Northgate shopping centre is nearby, with Coles, Kmart, and many other shops just 800 meters away, a 2-minute drive or a 9-minute walk. Outside the unit is bus route No 85, which takes you into the Geraldton town centre, a 5-minute drive or a 15-minute walk. The property is opposite Geraldton Grammar School and has had teachers stay short-term while they find more permanent housing.

It is just a short drive to the hospital, and people have convalesced at the unit post-operation as it is easy access for wheelchairs having the carport near the front door and no stairs.

The majority of guests have been local WA families who require accommodation where they can cook, as eating out for every meal is not affordable. The types of guests have been older people coming for holidays to see family attend funerals and weddings, also many trade workers have used the unit when working in Geraldton as they appreciate the safety of the carport next to the window for the Utes that are tool laden.

The house rules are situated on the fridge and the booking site clearly states that gatherings and excessive noise are not permitted. They also remind residents to please be respectful to other people in the complex. I have had no complaints from any of the residents, regarding guests.

For safety, my unit is equipped with a fire extinguisher, fire blanket, and mains-powered smoke alarm. An evacuation map is clear on the wall with assembly points provided. There is a file for more information about Geraldton and the wifi and tv instructions. My unit has free streaming to Netflix, Prime and Disney.

On the day of the guest's arrival, I send the guest either a text and always a platform message where they booked either booking.com, Air BnB, or Stayz, clearly instructing them how to find and open the lockbox to gain access to the house. I also provide a map and other information regarding the unit and how to find this on google maps.

I reside a few minutes from the unit and am always available on short notice for any occurrences if required.

A lockbox is provided in the carport, allowing access 24/7. On the day a guest is expected, the light in the carport is left on. I replaced this with a flush-to-the-ceiling halogen light to minimise breakages and keep the light central to the lockbox and front door.

My cleaner and I attend the property several times a week.

I clean the rubbish bin, put it out on the street the night before pickup day, and bring it back in.

Once the property is registered with a STRA number, a sign will be erected and visible from the street with my contact details, the owner/manager's, and another emergency contact.

After a guest vacates, the professional cleaner uses the Covid management cleaning plan we trained in with booking.com.

We use the laundry management guidelines from our booking agent, ensuring hot washing and sun exposure is completed. We regularly maintain mattresses, ensuring there are no bed bugs or any areas of concern regarding pest management. Our cleaning schedule is comprehensive, and we comply with all COVID-19 cleaning regulations. Even in post-pandemic, we have kept this in place.