



Del Sol

treehouse

Guest Guide

Dearest guest,

I am so glad you are here! Thank you for choosing this special space for your stay in Hobart.

Del Sol was designed to inspire wonder, spark nostalgia and encourage a deeper connection with the natural world. Let the honey-toned timber walls envelop you, the seascape view inspire a sense of adventure, and the serene surroundings lull you into rest and reflection. In the rush of daily life, we so rarely pause to breathe and take a second to engage with our environment.

Please enjoy the space as your own. Brew a warm beverage, find a cosy corner, watch the dappled sunlight dance through the treetops, and take a moment to slow down and simply be. Whether you're discovering the little treasures of delight hidden in the corners or gazing out at the beauty of the Derwent River, Del Sol offers you a chance to remember the simple and slower pleasures of life.

I hope your time here is rejuvenating and memorable, and that Del Sol Treehouse becomes a magical part of your Tasmanian journey.

With love,

Jizelle and the Del Sol team

Wi-Fi

Network: Del Sol Treehouse

Password: FloraFauna38

Parking

Free, unrestricted parking is available at the street level, outside the front of the property. Please be considerate of our neighbours and keep driveways clear.

Check out

Check out is strictly by 11am. Our housekeeping team needs this time to prepare the house for its next guests.

Before you leave, please do the following:

- Close all windows. Tasmania's weather changes quickly!
- Turn off lights, fans, heating and cooling appliances.
- Remove excess rubbish – take it up to the big bins in the nook at street level (turn right at the top of the stairs). Red for rubbish, yellow for recycling, green for organic matter.
- Ensure the doors are securely closed and locked.
- Return the keys to their lockboxes and scramble the codes.

Need a helping hand?

If something isn't as expected, or you need assistance to make your stay more comfortable, please get in touch so we can try to rectify it for you. Reach out via the booking platform for the fastest response. We are most responsive between 7am and 9pm. Outside of these hours, responses may be delayed.

Emergency information

Emergency services: 000 (police, fire or ambulance)

Property address: 38 Leura Street, Rosny, Tasmania 7018

Smoke alarms are installed on both levels. On the upper level, there is a fire extinguisher and fire blanket under the kitchen sink. On the lower level, there is a fire blanket hanging on the wall underneath the breakfast bar bench. Familiarise yourself with the location of these safety items and follow standard fire safety procedures.

In the event of a fire, evacuate immediately to the street, away from the property, and call 000. Only attempt to extinguish a small fire if it is safe to do so.

House rules

To help preserve the peaceful atmosphere of Del Sol and ensure a comfortable stay, we kindly ask that you observe the following guidelines as agreed upon when making your reservation.

A quiet retreat

Quiet hours are from 10:00 pm to 7:00 am. Please keep noise and music to a minimum during this time out of consideration for our neighbours and the peaceful surroundings.

Children and pets

Due to the steep and uneven external stairs, elevated balconies, garden pathways and unfenced boundaries, Del Sol is best suited to adults and older children who can safely navigate these areas. Pets are not permitted.

Registered guests

Only guests included in your reservation are permitted on the property. Visitors or additional guests require prior approval. Please contact us before inviting anyone to Del Sol.

Smoking, vaping and open flames

Smoking, vaping, candles and other open flames are strictly prohibited anywhere on the property, including balconies and outdoor areas.

Shoes off indoors

Please remove your shoes when indoors to help protect our delicate flooring and furnishings.

Mindful meals

You're welcome to enjoy food and drinks in the kitchen, dining and outdoor areas. Please avoid eating or drinking on beds, couches and the daybed to help preserve our furnishings.

Hot water

Both levels share a hot water system. While there is generally plenty of hot water, drawing baths or taking several long showers in close succession may temporarily reduce the supply. If this happens, please allow ample time for the system to reheat. Please be conscious of water use.

Stairs and outdoor areas

Del Sol features steep and uneven external stairs, elevated balconies, a hammock and irregular garden pathways. Please take care when exploring the property, particularly at night or in wet weather. Use of these areas and facilities is at your own risk. Children must be supervised at all times.

Curated treasures

Many of Del Sol's furnishings and decorative pieces are vintage, handmade or carefully collected. Please handle them gently and return all items and furniture to their original places for future guests to enjoy.

Breakages and damage

Accidents happen. If something breaks or is damaged, please let us know so we can arrange a replacement or repair. Minor accidental breakages are generally not charged. However, guests will be held responsible for intentional damage, theft or significant damage to the property or its contents. Associated repair or replacement costs may be charged, and deliberate damage or theft will be reported to the police.

Commercial use of the property

Elopements, photoshoots, commercial activities and third-party services, such as experiences, makeup artists, massage or beauty treatments, require prior written approval. Additional location or service fees may apply.

Cleaning fees

Please leave the property in a reasonable condition. This is my home after all. Additional charges will apply for excessive mess, heavily soiled or stained linen and towels beyond normal use.

Lost property

Items left behind will be stored for seven days. We're happy to arrange return postage at your expense. Unclaimed items will then be donated or responsibly disposed of.

Amenities

The Canopy (upper level)

Kitchen

There is a fully equipped kitchen with everything you could need for a home-cooked meal or an intimate dinner.

Complimentary provisions include coffee, teas, hot chocolate, sugar, biscuits, salt, pepper, cooking oil and small quantities of long-life full cream milk and one alternative milk option. We recommend picking up your favourite supplies from the local shop if you have a strong preference or are staying for more than a couple of days.

Supplies for cleaning and washing up can be found under the sink, along with the rubbish bins and extra bin bags.

Oven

Before using the oven, ensure the wall power switch is ON (the middle switch on the right-hand side). All three oven dials must be moved from their OFF positions to an appropriate setting for the oven to operate.

- Left dial (timer): Set the timer for your required cooking duration. The oven will not heat if the timer is off or has run out.
- Centre dial (temperature): Select your desired temperature in degrees Celsius (°C).
- Right dial (cooking mode): Select your preferred cooking function.

The internal oven light should illuminate when the oven is operating. Oven not heating? Check the wall switch and that all three dials are set to operating positions, with time remaining on the timer.

Induction cooktop

Before using the cooktop, ensure the wall power switch is ON (the middle switch on the right-hand side). Press and hold the ON/OFF button in the centre of the control panel for approximately two seconds. The red lights should come on. Select a cooking zone, position your pot or pan and slide your finger along the correct scale to adjust the heat level.

Seeing an 'F' error or hearing beeping? The pan may not be placed correctly on the zone, or moisture, dust, or a metal object may be interfering with the surface connection. Remove any stray objects, wipe the cooktop and base of the pan with a clean, dry cloth, and reposition the pan in the selected zone.

Rangehood

The rangehood has controls for the light (left) and fan speed (right buttons). It connects to the cooktop via Bluetooth and may switch on automatically when cooking. You can override this using the rangehood buttons.

Percolator coffee pot (makes 2)

For a lovely stovetop coffee:

- Unscrew the base, remove the basket and fill the lower chamber with water, keeping the level below the valve.
- Loosely fill the coffee basket with ground coffee and reassemble the pot.
- Place it on the cooktop - around heat level 6 works well. Percolation usually begins after 5–7 minutes.
- Once you hear the coffee flowing into the upper chamber and see steam, turn off the heat.

Dishwasher

NOTE: Tall water glasses only fit on the right side of the upper rack. Please wash wooden chopping boards, utensils and the Global knives by hand.

Place a dishwasher tablet or sheet in the detergent compartment of the door, close the lid, press ON and select a wash program. The one-hour quick wash is a handy option.

Seahorse Studio (lower level)

Breakfast bar

The studio has a small breakfast bar with a kettle, toaster and the essentials for an easy morning.

There is no kitchen sink on this level, so please use the washing-up bucket and basic cleaning supplies in the drawers. Please do not dispose of food scraps or coffee grounds down the bathroom sink, as this can cause blockages.

French press coffee

- Add one tablespoon of ground coffee per cup to the French press.
- Pour in hot water, stir gently and replace the lid.
- Allow to brew for 4-5 minutes, then slowly press down the plunger and pour.

Used coffee grounds can be sprinkled around the garden beds, or placed in the rubbish bin. Please do not wash them down the sink.

Hammock [with The Canopy bookings]

For a little treetop lounging, you'll find the hammock tucked away in the wooden crate near The Canopy's front entrance. Unfold it, check that it is the right way up and hang its loops securely on the pole hooks provided on the verandah. On a warm day, settle in with a good book and let the afternoon drift by.

Please check that it has been securely attached before getting in and supervise children. Use is at your own risk.

Bathtub [with Seahorse Studio bookings]

The lower level has an indulgent, oversized bathtub, which invites you to linger a little longer. We provide bath salts and bubbles for a long, unhurried soak.

The bathtub features a handheld shower attachment, meaning there is no standing shower. Please remain seated when using the handheld shower to prevent water spilling onto the floor. Afterwards, please let the hose drain in the bath before returning it to the holder. Take care when stepping in and out of the bathtub, as it has tall sides which can make access a little challenging.

Groceries and supplies

Eastlands Shopping Centre is a 20-minute walk away, down the public stairs located next to the property. It has a range of retail shops, fast food options, supermarkets, a post office and all of the essentials.

For a more boutique supermarket experience, specialising in gourmet delights and local cheese, we recommend Salamanca Fresh in Bellerive, a further 15-minute walk or a short car ride away. **Local Pizza** is next door for an easy takeaway option.

Dining

If you'd rather leave the cooking to someone else, you're spoilt for choice! Wander down to Bellerive for a morning coffee, a leisurely brunch or dinner overlooking the yachts.

Cugini, Marla Singer or **Gastown East** are great options.

Alternatively, venture across the Derwent by ferry or car to discover Hobart's wonderful collection of cafés, restaurants, bars and hidden watering holes. We encourage booking a table ahead of time to avoid waiting or being disappointed.

For brunch: **Erda, Pigeon Hole Cafe, Leoht, Born in Brunswick, Sun Bear, Sisterhood, or Westside Laundry.**

For dinner: **Maria, Aloft, Frank, Templo, Ogee, Sonny, Schole, Atlas & Vine, Pitzi, Fico, Institut Polaire, Trophy Room, La Sardinia, or Bar Wa Izakaya.**

For drinks: **In The Hanging Garden, The Den, Don Frico, Willing Wine, Lucinda or Boodle Beasley.**

Comforts and quirks

Books and games

There are coffee table books, novels, cards and vintage finds tucked into the corners and drawers throughout Del Sol, waiting to be discovered. Choose an activity and curl up in a cosy nook to let yourself disappear into another world for a while. Please return all items to their rightful place before leaving.

Music

If music is more your mood, you'll find a Bluetooth speaker on each level to set the scene. To connect, turn on Bluetooth in your phone's settings, then press and hold the Bluetooth button on the speaker until it enters pairing mode. Select the corresponding speaker from the available devices:

- ACTON in The Canopy
- EMBERTON in Seahorse Studio.



We've also curated a Del Sol Treehouse Spotify playlist, filled with vibey tunes for slow mornings, sun-drenched afternoons and everything in between. Simply scan the QR code, press play and let the afternoon drift by.

Clothes steamer

A handheld steamer is provided in each level's bathroom. To use, fill the reservoir with clean water, secure it, then plug it in and switch on the steamer. Allow it to heat up before holding it upright and pressing the steam trigger. Hover a few centimetres from the hanging garment, keeping fingers clear of the steam. Avoid steaming clothes while wearing them. After use, switch off, unplug, allow to cool, empty the reservoir and return to its bag.

Doors and windows

Del Sol is a handcrafted timber home, which means there are very few perfect right angles or straight lines. Sometimes, doors and windows may become a little stubborn as the timber expands and contracts with Tasmania's ever-changing weather. A door may need a gentle lift with your foot to help it catch properly, while others can have sticky lock mechanisms which may need to be turned to release. A little patience and a gentle hand should do the trick!

Wildlife

We're lucky enough to share our property with some curious characters. At daybreak, the trees come alive with boisterous birdlife, and as dusk settles, the pademelons emerge to forage amongst the garden bushes. After dark, our resident pesky possum can be rather inquisitive, scrambling up the timber poles to investigate. If he's being particularly noisy, switching on a balcony light can sometimes encourage him to move along.

Possums are a protected species in Tasmania, so please admire the wild neighbours from a distance and resist the temptation to feed them.

Insects

Living amongst the trees and surrounded by gardens means occasionally six- or eight-legged visitors may find their way inside. Most are not harmful to humans. If there is one who has overstayed their welcome, use the provided insect spray or a fly swatter.

Heating and cooling

Tasmania can experience some wild weather. To keep you comfortable, each level has a reverse cycle air conditioner to make it toasty or keep it cool. To operate the air conditioners:

- Find the wall-mounted remote, remove it from the holder and point it at the unit. Press the yellow/orange ON/OFF button. You should hear a beep and see the vents open.
- Slide down the cover to reveal the function buttons.
- Press MODE until the SUN symbol appears for heating or the SNOWFLAKE symbol appears for cooling.
- Adjust the FAN and TEMPERATURE to suit your comfort.
- Please switch off the units when leaving the property.

Each bathroom also has heated tiles. They are set on a daily schedule but can be turned on or off at the control panel just inside the bathroom door. There is a slide switch on the left side of the panel.

In the cooler months, extra blankets are provided for each bed, and there is a hot water bottle in the cupboard or drawers of each level.

In the upstairs bedroom, a small oil heater is provided. Plug it in and choose your desired heat level. This unit does take a few hours to heat up. The dials can be set to turn the heater off after a certain time. Keep the heater clear of bedding, curtains and other furnishings, so it does not become a fire risk. It should be turned off at the wall when you leave the house.

First aid

Plasters, cotton balls, cotton buds and tissues are available in each bathroom cabinet for minor injuries. Pharmacies are located nearby in Eastlands and Bellerive for any over-the-counter medication needs. If you require a doctor, several medical centres can be found in Rosny Park with a quick internet search.

For emergencies, please call 000 immediately to contact emergency services such as the fire brigade, police or ambulance, or go to the hospital.

Guestbooks

Before you go, we'd love for you to leave a little piece of your story behind. You'll find art supplies and a guestbook ready to capture the musings, memories and adventures of those who have come before you. Whether it's a favourite discovery, a memorable story or simply a few kind words, we'd love to hear about your stay. These little reflections become part of Del Sol's story, and we treasure every entry.

Activities and attractions

Wildlife & stargazing: Use the provided binoculars to spot the ever-changing birdlife, including boisterous black cockatoos, swooping swallows, and tiny finches, which are just some of our favourite feathered visitors! Or try spotting the sea life, as we regularly have pods of dolphins and seals in the bay. In the evening, relax in the hammock and gaze at the spectacular southern sky. On clear nights, you might even catch a glimpse of the mesmerising Southern Lights from the balcony during the wee hours of the morning. Check the weather websites for the best viewing conditions.

Rosny Reserve loop: Walk through the nearby track to Rosny Reserve for a rewarding bushwalk with sweeping views of the city, Tasman Bridge and Derwent River. To reach the loop, turn right at the street level and follow the path and signs up the hill. During special events like New Year's Eve, the Reserve lookout is a prime vantage point for fireworks across the city.

Coffee & a stroll: Wander down to the boardwalk to Bellerive and grab a coffee or brunch from Gastown East, or Marla Singer. Stroll past the yachts and imagine the seafaring tales of their custodians. On Sundays in Summer, the Bellerive Yacht Club has live music sessions, which is great fun in the sun!

Local restaurants: Two of our favourite local restaurants for dinner are Marla Singer and Cugini at Bellerive. It is best to book for weekends. Otherwise, there are more casual takeaway options in Eastlands, such as Nandos, Mr Burger or sushi options.

Toes in the sand: Continue around and along the waterfront boardwalk to Bellerive Beach Park and the stadium, which is a popular walking trail and playground for kids. If you're feeling adventurous, the usually sheltered Bellerive Beach is perfect for a quick, refreshing dip in the ocean on a hot day. There is also a great fish and chip shop along this stretch.

Local markets: On most Saturdays, visit the bustling Tasmanian Produce Market at Kangaroo Bay Park (9am–1pm, weather permitting). Enjoy fresh produce, sweet treats, coffee and amazing sourdough bread. Occasionally, the second-hand clothing fair, Re-loved Market, takes over the Bellerive boardwalk, featuring live music and hidden treasures. Check their website for details.

Hobart, Battery Point, Salamanca & MONA: Catch the Derwent Ferry from Bellerive to Hobart's waterfront. Services are limited and vary by day, so check the current timetable and fares before travelling. You can pay with your phone or bank card. For the Salamanca Markets, go early to avoid the crowds and then wander through the historic Battery Point district to find a cafe for brunch. Then, explore the inner city or journey out to MONA via ferry. For a smooth experience, be sure to book your MONA ferry and museum tickets in advance. The Posh Pit ferry section (champagne and canapés) is recommended for the way there.

Mt Wellington/kunanyi: Take the winding scenic drive up kunanyi/Mt Wellington for spectacular views, or hop aboard the Explorer Bus for a stress-free ride to the summit. Dress warmer than you think, as it's often 4–5°C cooler at the summit, with brisk, strong winds! Snowfall can close Pinnacle Road, so check conditions before heading up, or you can't drive to the top. On your way home, drop in for a beverage at Fern Tree Tavern.

Richmond or New Norfolk: These charming historic towns are around 30 minutes from Hobart, filled with antique shops, markets, wineries and local treasures.

In Richmond, walk across the old bridge, say hello to the ducks along the rivulet and wander the main street shops. Stop at the bakery for a scallop pie. Then, hit the wineries! We love Frogmore Creek for rainy days, while Pooley Wines shines in sunny weather.

In New Norfolk, don't miss Miss Arthur, our shop filled with unique, artisan items and make a reservation at Agrarian Kitchen for a special culinary experience (or a takeaway pastry). Browse the street market on weekends, or pop into Welcome Swallow Brewery for a cleansing ale.

Huon Valley

Take a leisurely drive south through the picturesque Huon Valley. For a memorable lunch, stop at Willie Smith's Apple Shed for food (apple pie), local cider and rustic charm, or enjoy hearty pub fare and do some people watching at the Longley Hotel. Both venues often host live music, so check out what is coming up on their websites. If time permits, continue towards the charming riverside village of Cygnet.

Bruny Island

Set aside a full day to explore Bruny Island, beginning with a scenic drive to Kettering and a 20-minute ferry crossing. Arrive early to explore the island's landscapes and wildlife, from the penguin rookery at The Neck Lookout to the elusive white wallabies of Adventure Bay and take in the sweeping views from Cape Bruny Lighthouse. When hunger strikes, try the local fare of a schooner and a hearty meal at Hotel Bruny, indulge in fresh oysters at Get Shucked, or savour a tasting platter at Bruny Island Cheese and Beer Co. For a little indulgence, book a sunset session at Kuuma sauna, but first check the return ferry times.

Tasman Peninsula

Head out early towards Eaglehawk Neck, around 90 minutes from Hobart, stopping at Cubed Espresso to enjoy a warm drink and sweet treat with breathtaking coastal views. Continue to Port Arthur and immerse yourself in the dark history of the area, surrounded by the ruins of this former convict settlement.

Leave time afterwards to explore the natural wonders of the Tasman Peninsula, with the dramatic cliffs, unique rock formations and abundant sealife. Don't miss the Tasman Arch, Devil's Kitchen, Remarkable Cave and the blowhole (best at high tide). Depending on what time you turn back home, you might squeeze in a tasting or meal at Bangor Vineyard Shed.