

UniLodge



UNILODGE @ MELBOURNE FACTSHEET

PROPERTY DETAILS

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| Property Name | UniLodge @ Melbourne |
| Property Address | 746 Swanston Street, Carlton VIC 3053 |
| Property Email Address | melbourne@unilodge.com.au |
| Property Phone Number | + 61 3 8330 8585 |

ROOM TYPES

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| Room – Studio | Yes | Our studio rooms are perfect size for students to sleep & study. There are many great communal areas within the property, including communal toilets/showers & Communal Kitchens to socialize & Cook with other residents or friends. Average room size is 10sqm, we also have Medium (14sqm) & Large 18Sqm rooms available. |
| Room – Twin Share | Yes | The Twin share rooms are great for students who are looking to share with a friend or for anyone who is looking to make new friends! Average room size is 25sqm |
| Room – Twin Share Bathroom | Yes | The Twin share rooms are great for students who are looking to share with a friend or for anyone who is looking to make new friends! We have 2 of these rooms that feature their own bathroom. Average room size is 30sqm |

LEASE DETAILS

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| Bond | Yes | A Bond is payable, and is outlined in your letter of offer. It is payable to the State Government Authority. In Victoria the authority is the Residential Tenancies Bond Authority. A Bond is money that the resident pays at the beginning of a tenancy which UniLodge can claim on behalf of the owner if the resident owes money for rent, damages, or other costs at the end of the tenancy. The Bond is Not the same as paying rent in advance. The Bond will be refunded to the resident once the apartment is vacated and is in good condition following the completion of the Exit Condition Report. |
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Contracts (length) 12 month & 6 month leases are available. Short term leases may also be available. Leases end in July, January & February only.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning No

Bathroom Yes Separate Male & Female communal bathrooms on each floor.

Bedrooms Secure Yes With your security and safety in mind, access to your room is by a restricted security key.

Cleaning Rooms Yes Don't like cleaning? That's ok! For an additional fee we can assist in organising a regular clean of your room so you have more time to hit the books, mingle with your friends in the great common areas, or explore Melbourne!

Dining Table & Chairs No Communal kitchens on each floor with dining tables and chairs.

Electricity Yes Your electricity connection and usage is included in rent – No need to pay bills at the end of each month!

Heating Yes Each room features a heater for those days when it gets a little too cool for comfort in your room.

Internet Yes All rental packages advertised include unlimited internet usage. Wi Fi is available throughout the building.

Kitchen No Residents share a communal kitchen on each floor

Kitchen Kits No Available for purchase through Your Shop – have them ready in your unit when you arrive! It's easy, convenient and value for money – awesome! Other kitchen and household items are also available for purchase from Your Shop. Here's what our UniLodgers had to say – *"The order was great and I am so thankful to you and everyone else for ensuring it would arrive by the day I arrived. I am pleased with everything in the order and again especially with how fast it came."* To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ.

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| Linen Kits | No | Available for purchase through Your Shop – have your linen kit and other items purchased from Your Shop ready in your unit when you arrive! It’s easy, convenient and value for money – awesome! Other household items are also available for purchase from Your Shop. Here’s what one of our UniLodgers had to say – <i>“I am satisfied with my product. It was very good value for money, and having everything already in my apartment when I moved in was a great relief.”</i> To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ. |
| Phone | No | |
| Study Desk, Pedestal Chair, Pin Board | Yes | All of these key essentials are included in your room for your academic needs. |
| Televisions | No | Communal TV rooms throughout building. |
| Water | Yes | Your water connection and usage is included in rent – No need to pay bills at the end of each month! |
| Other Inclusions | Yes | Hand basin & mirror cabinet, wardrobe, large clothes draws, opening window |
| PROPERTY FEATURES & FACILITIES | | |
| Barbeque | Yes | BBQ facilities are located on the Ground Floor courtyard of the property – enjoy a BBQ with your friends, or prepare dinner for one. The BBQ is electric and free for all residents to use. |
| Broadband – Wi-Fi Broadband Connection | Yes | The property features high speed wireless broadband throughout the building, which you can access once you have registered your account, Usage is included in your rental package. |
| Bike Space | Yes | Bike racks are available to residents and are located at the rear of the property. |
| Building Security | Yes | Resident safety is number one priority for UniLodge management. The property features secure access to the building – No one can enter the building without swipe card access or in the company of a resident or staff. |

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| Car Park | No | Unfortunately there is no car park available at the property. Parking is available on surrounding streets or at one of the many off street parking stations |
| Cinema | No | Check out all of the latest movies at Hoyts Cinemas Melbourne Central – only a 5 minute tram ride down Swanston Street or catch some more independent films at Cinema Nova. Located on Lygon Street, Cinema Nova is only a leisurely 5 minute walk. |
| Cleaning Common Areas (not inside apartments) | Yes | Providing our residents with a clean and welcoming environment is essential, and we do this by ensuring that the cleaning of our common areas is of a high standard. |
| Common Areas | Yes | UniLodge @ Melbourne features some great common areas with a resident lounge with TV, games room with pool table, table tennis table and foosball. Study & TV rooms, communal kitchens on each floor with dining tables and chairs; ovens, cook tops, communal fridges, toaster, kettle, microwave and dishwashing area. We have Male & Female communal Bathrooms on every floor. |
| Community Spirit Program | Yes | The program offers a great range of activities & events – ranging from day trips (Phillip Island, Yarra valley, Snow Trip), movie nights, dinners, helping charities, game competitions and much more! See the Community Spirit Program page for upcoming events and to secure a spot. Community Spirit Program membership is included in the rate package you pay each month. |
| Foxtel, Netflix & Stan | Yes | We have Foxtel in the TV rooms and on the Ground Floor. We also have Netflix and Stan on one screen in Ground Floor. |
| Gym, Pool, Sauna | No | Melbourne Central Fitness first is located 5 minutes by tram above the Melbourne Central shopping centre. There is also the Melbourne University Gym located a few minutes away. |
| Laundry Room | Yes | The laundry room includes both a washing machines and dryer is located on every floor near the lift. Access to the laundry is available 24/7, so you can do your washing at any time of the day. The laundry room also includes ironing facilities. |
| Mail Boxes | Yes | A mail box is located behind reception for each apartment. You are able to collect your mail any time during reception hours. |

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| On-site Staff | Yes | Our on-site friendly customer service focused staff will be available offering general assistance, counselling, and pastoral care services – you will always have someone there for you. |
| Photocopying & Printing | Yes | If you need to make a photocopy or print off an assignment, one of our friendly customer service staff at reception can assist – charges apply & are donated to charity. |
| Public Transport | Yes | <p>The property is in a great location with close access to public transport. Melbourne University Tram stop is located at the front of the building giving you direct city access in minutes.</p> <p>Expand your dietary and culinary experience during your stay, without relying exclusively on junk food and frozen meals</p> <p>There are numerous cafes, restaurants and food outlets for you to explore and enjoy nearby on Carlton’s Famous Lygon Street, Located within the building is a Convenience store, Sushi & Dumplings shops. Nearby you have Woolworths supermarket for all your general grocery needs and the Queen Victoria market is a 5 minute tram ride away.</p> <p>But there are also those times, when you just want to eat in?!</p> <p>UniLodge residents can choose to have a wide variety of tantalising meals from local and nearby restaurants and cafes – delivered right to the building front door. This is facilitated via a growing number of popular on line food delivery providers, such as Menulog, EatNow, UberEats, and more. Plus they all have apps to help you order and track your food.</p> <p>UniLodge promotes and supports a balanced lifestyle, and that includes your dietary options too, as part of your overall wellbeing</p> <p>Melbourne is a culturally diverse destination, where it is easy to experience tastes from all over the world, so why not sample dishes from the countries of Europe, Asia, Africa, India, Middle East, North America, Latin America, Australia, Scandinavia and so many more!</p> <p>A wide range of dietary preferences are also available on the menus too – including healthy and diet sensitive meal options, gluten free, vegetarian, vegan and others. Be adventurous and try something new, in the convenience of your own home!</p> <p>In the interest of building security, you will be required to greet and collect your food delivery directly from the delivery driver at the building main entrance, (they usually call you, or offer tracking services so you know when to collect your meal).</p> |
| Shops, Restaurants & Cafes | Yes | |
| Universities – Distance | | Conveniently located directly opposite Melbourne University. UniLodge @ Melbourne is ideally located via tram access to all of the major Universities and education institutions. |