

**UniLodge**



**UNILODGE TOWER APARTMENTS FACTSHEET**

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## PROPERTY DETAILS

Property Name Student Living – Tower Apartments

Property Address 65 King William Street, Adelaide SA 5000

Property Email Address [studentliving@unilodge.com.au](mailto:studentliving@unilodge.com.au)

Property Phone Number +61 8 8385 9007

## APARTMENT / ROOM TYPES

Apartment – 2 Bedroom Yes Our two bedroom apartments are perfect for students who prefer to share with a friend or partner – or someone just looking for a little more space.

## LEASE DETAILS

Bond Yes A Bond is payable to the Residential Tenancies Fund. In Adelaide the authority is the Office of Consumer and Business Affairs (OCBA). The Bond amount varies, depending on the weekly rent: \$249 or less/week = 4 weeks rent; or \$250+/week = 6 weeks rent. 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.

Contracts (length) 12 month & 6 month leases are available. Student Living have variable lease start dates depending on availability. Strict lease end dates of 3<sup>rd</sup> February or 1<sup>st</sup> July of each year.

## APARTMENT INCLUSIONS & FEATURES

Air-conditioning Yes All apartments feature air-conditioning throughout – perfect for those warm summer Australian nights!

Bathroom	Yes	1 bathroom in each apartment. Each main bedroom also features an ensuite bathroom.
Bedrooms Secure	Yes	With your security and safety in mind, each bedroom has its own lock for privacy.
Cleaning Apartments	No	The cleaning of the apartments is the responsibility of the residents.
Dining Table & Chairs	Yes	A dining table and chairs are included in each of our properties, so you can sit down and enjoy a home cooked meal in the comfort of your own home.
Electricity	No	Your electricity usage and connection is an additional charge to your rent, and is payable every 3 months to the electricity company directly. We can assist you with connection via On The Move. If you are in a share apartment, the bills are split up between all residents.
Heating	Yes	All apartments feature reverse cycle heating throughout the property for those days when it gets a little too cool for comfort in your apartment.
Internet	No	There are phone lines in each property where you can connect your own internet. There is no specific company you must connect with so you can chose how much you want to spend per month.
Kitchen	Yes	Each apartment features a spacious kitchen including fridge, oven, stove top, microwave and dishwasher.
Kitchen Kits	No	Available for purchase through <a href="#">Your Shop</a> – 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 – <i>“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.”</i> To read more on what other UniLodgers think of Your Shop, head to the <a href="#">Your Shop FAQ</a> .
Laundry Room	Yes	Each apartment features a washing machine & dryer – so convenient!
Linen Kits	No	Available for purchase through <a href="#">Your Shop</a> – 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</i>

*when I moved in was a great relief.” To read more on what other UniLodgers think of Your Shop, head to the [Your Shop FAQ](#).*

Phone	No	A phone line is provided in your apartment but no phone connection, you are able to set this up with any provider so you will be able to choose the best option for you!
Study Desk, Study Chair & Desk Lamp for each person	Yes	All of these key essentials are included in your bedroom for your academic needs.
Televisions	Yes	All apartments feature flat screen TVs.
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	Double or single bed, wardrobe & full length mirror, blinds to every bedroom window. All apartments feature enclosed balconies some with amazing views of the Adelaide CBD.

#### **PROPERTY FEATURES & FACILITIES**

Barbeque	No	The spectacular Adelaide Botanic Gardens is a short 15-20 minute walk. A number of different barbeque facilities are found all over the gardens.
Broadband – Wi-Fi	No	Unfortunately Wi-Fi is not available throughout the common areas at the property.
Bike Space	No	There are bike racks at the rear of the property which are free of charge for all residents.
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, as well as CCTV in common areas to ensure all residents safe and secure.
Car Park	No	There is no car park at the property. However, there are multiple secure car parks around the Adelaide CBD. Ask our friendly staff for car park locations!

Cinema	No	Check out all of the latest movies at Palace Nova Cinema– only 1kmm away which is a leisurely 13 minute walk up the famous Rundle Street.
Gym, Pool, Sauna	No	Goodlife Health Club is situated only 80 metres from the Tower Apartments. Jetts Fitness Club is also only a 210 meters walk and is open 24/7.
Mail Boxes	Yes	Each apartment features its own mail box in the foyer of the complex.
On-site Staff	No	There are no on-site staff at Tower Apartments, however our friendly Student Living staff are based at the Student Living office located at UniLodge @ Metro Adelaide and available during business hours. An after-hours emergency contact number will also be provided to residents upon check-in.
Public Transport		The property is in a great location with close access to public transport. Quick 1-5 minute walk to the Adelaide Railway Station, Tram Stop & Bus Stops.
Shops, Restaurants & Cafes		Being situated on King William Street, the property is surrounded by cafes and shops. The famous Rundle Mall shopping precinct is located only 50 meters from the entrance of the complex. By walking all the way down Rundle Mall you will find yourself on the cosmopolitan Rundle Street with its trendy cafes and coffee shops.
Universities – Distance		With its great location, Tower Apartments are only a 3 minute walk from the City East Campus of UniSA, The Adelaide University, The City West Campus of UniSA and both Carnegie Mellon campuses are a short 5 minute walk away as is the Adelaide TAFE College.