

**UniLodge**



**UNILODGE TOBIN HOUSE FACTSHEET**

## PROPERTY DETAILS

Property Name	Student Living – Tobin House
Property Address	196 North Terrace, Adelaide SA 5000
Property Email Address	<a href="mailto:studentliving@unilodge.com.au">studentliving@unilodge.com.au</a>
Property Phone Number	+61 8 8385 9007

## APARTMENT / ROOM TYPES

Apartment – 1 Bedroom	Yes	Our one bedroom apartments are perfect for students who prefer living in their own space. Some apartments feature wonderful views of the Adelaide city.
Apartment – Multi-share (3,4 & 5 bedrooms)	Yes	3, 4 and 5 bedroom apartments. The multi-share apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends!

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

#### APARTMENT INCLUSIONS & FEATURES

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

Bathroom Yes Large bathrooms in each apartment. The 4 & 5 bedroom apartments feature 2 bathrooms.

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 Each apartment features ducted heating 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, stove top, microwave and plenty of bench space to prepare a home cooked meal.

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](#).*

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 when I moved in was a great relief.”</i> To read more on what other UniLodgers think of Your Shop, head to the <a href="#">Your Shop FAQ</a> .
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	The 1 bedroom apartments feature a double size bed and the multi-share apartments feature single beds. Other inclusions: wardrobe & mirror, blinds to every bedroom window, each apartment also features a 2-seater lounge and a coffee table, iron and ironing board.

#### **PROPERTY FEATURE & FACILITIES**

Barbeque	No	The famous Adelaide Botanic Gardens is only a short 10 minute walk from the property, featuring a large variety of general public use barbeque facilities, spectacular parklands and beautiful gardens.
Broadband – Wi-Fi	No	Unfortunately Wi-Fi is not available throughout the common areas at the property.
Bike Space	No	There are no bike racks at the property; however residents are able to chain their bikes at the rear of the property free of charge.

Building Security	Yes	Swipe card access to get into the building as well as CCTV in common areas to ensure all residents feel safe and secure.
Car Park	No	There is no car park at the property, however the Myer Centre car park is only a 50 meter walk from the property.
Cinema	No	Check out all of the latest movies at Palace Nova Cinema – only 500m away which is a leisurely 2 minute walk up the famous Rundle Street.
Gym, Pool, Sauna	No	EFM Health Club on North Terrace – 500m, an easy 5 minute walk; Adelaide Aquatic Centre – 4km, 16 minute bus ride. Please ask our friendly staff for more Health Clubs in the Adelaide City Centre.
Laundry Room	Yes	The laundry rooms are located on levels 2, 3 & 4 including both washing machines and dryers and are accessible 24/7. Each apartment features an iron and ironing board.
Mail Boxes	Yes	Your own personal mail box is located in the foyer of the property. You will be provided a key when you check in to access your mail 24/7.
On-site Staff	No	There are no on-site staff at Tobin House 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		The cosmopolitan Rundle Street with its trendy cafes and coffee shops is 400 meters from the building and the famous Rundle Mall shopping precinct is located 50 meters behind the apartment building.
Universities – Distance		With its great location, Tobin House is across the road 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 to 8 minute walk away as is the Adelaide TAFE College.