

Fact Sheet

Ultimo

| Description | Yes/No | Comment |
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| PROPERTY DETAILS | | |
| Property Name | | UniLodge Ultimo |
| Property Address | | 437 – 443 Wattle Street, Ultimo NSW 2007 |
| Property Email Address | | ultimo@unilodge.com.au |
| Property Phone Number | | + 61 2 xxx xxxx |
| APARTMENT / ROOM TYPES | | |
| Apartment – Studio | Yes | Our studio apartments are perfect for students who prefer living in their own space but have the comfort of knowing there are many great communal areas within the property to study or socialize with other residents or friends. |
| Apartment – Twin Studio | Yes | A fabulous option for those wanting to enjoy the Sydney experience with a friend. Our twin studio apartments have all the space and convenience needed. |
| LEASE DETAILS | | |
| Security Deposit | Yes | A Security Deposit is payable, equivalent to 4 weeks rent. A Security Deposit 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 Security Deposit is not the same as paying rent in advance. The Security Deposit 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) | | Minimum 6 month lease. Contact Ultimo directly for shorter term options. |
| APARTMENT INCLUSIONS/ & FEATURES | | |
| Bathroom | Yes | Private ensuite bathroom to every bedroom. |

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| Bedrooms Secure – Electronic | Yes | With your security and safety in mind, access to your floor and apartment is via swipe card. |
| Cleaning Apartments | Yes | Don't like cleaning? That's ok! For an additional fee we can assist in organising a regular clean of your apartment, so you have more time to hit the books, mingle with your friends in the great common areas, or explore Sydney! |
| Dining Table & Chairs | No | Come down to the common areas to enjoy your meals with your community. |
| Electricity | Yes | Your electricity connection and usage is included in rent – no need to pay bills at the end of each month! |
| Heating | Yes | Included in rent. |
| Internet | Yes | High Speed Internet with unlimited data is included in your rent so you can download all your favourite music and movies and of course researching for your University assignments. |
| Kitchen | Yes | The kitchen in your apartment has all of your basic essentials, including fridge/freezer, cooktop, ducted range hood and microwave oven. |
| Kitchen Kits | No | Available for purchase through Your Shop - have them ready in your apartment 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 UniLodger from Sydney 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 Your Shop FAQ . |
| Linen Kits | No | Available for purchase through Your Shop - have your linen pack and other items purchased from Your Shop ready in your apartment 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 our UniLodger from Sydney 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 | There are no phonelines or handsets in your room. |

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| Study Desk, Pedestal Chair, Pin Board & Desk Lamp for each person | Yes | All of these key essentials are included in your apartment for your academic needs. |
| Televisions | No | |
| 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 | Single or king single bed; built-in wardrobe and full length mirror; blinds to every bedroom window. |
| PROPERTY FEATURES & FACILITIES | | |
| Barbeque | Yes | Enjoy the view from the roof top terrace while using the communal BBQ |
| Bike Space | Yes | There are free bicycle spaces available at the property – just register for a space at reception. |
| Broadband – Wi-Fi Broadband Connection | Yes | The property features high speed wireless broadband throughout the building, so no matter where you are within the property you can access the internet. |
| 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. |
| Cinema | | Check out all of the latest movies at Hoyts Cinemas Broadway – only 900m away which is a leisurely 10 minute walk up Broadway. |
| 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 Ultimo features some great common areas with a resident lounge with TV, study benches, dining tables and chairs; ????. |
| Residential Life Program | Yes | Our Residential Life Program membership is included in rent! The program offers a great range of activities and events – ranging from day trips (Luna Park, National Park, Blue Mountains), BBQs, dinners, helping charities, game |

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| | | competitions and much more! See the Details page for some testimonials about our Residential Life Program. |
| Gym, Pool, Sauna | No | iTrain Gym in Broadway – 6 minute walk, 500m offers discount membership to UniLodge Ultimo residents; Victoria Park Pool – 7 minute walk, 550m; Prince Alfred Park Pool – 11 minute walk, 800m; Ian Thorpe Aquatic Centre (Pool & Sauna) – 12 minute walk, 950m. |
| Laundry Room | Yes | The laundry room includes both washing machines and dryers. 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 | No | Your mail will be sorted into your own pigeonhole at reception. |
| 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. |
| Public Transport | | Quick 5 minute walk to Central Railway Station, light rail and Central bus interchange. |
| Shops, Restaurants & Cafes | | Within Central Park precinct, Chinatown the CBD. 1 minute walk to Central Park shopping centre which offers a distinctive collection of 45 retailers which include fashion outlets and micro boutiques with labels from London to Shanghai, a true global shopping experience. There is an array of cafes and restaurants to suit everyone's taste buds. |
| Universities – Distance | | Conveniently located to all the major Universities and education institutions. A short 500m walk to UTS main building, 420m from The University of Notre Dame, 980m to Curtin University, 300m to TAFE NSW, 1.8km away from The University of Sydney. |