



STUDENT LIVING ON COBDEN FACTSHEET

PROPERTY DETAILS

Property Name UniLodge on Cobden

Property Address 2 Cobden Street, North Melbourne VIC 3051

Property Email Address oncobden@unilodge.com.au

Property Phone Number +61 3 9349 2500

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 is a great resident lounge within the property to study or socialize with other residents or friends.

LEASE DETAILS

Bond Yes A Bond is payable, equivalent to 1 month rent, and is payable to the State Government Authority. In Melbourne the authority is the Residential Tenancies Bond Authority. A Bond is money that the resident pays at the beginning of a tenancy which the agent 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 months lease. Shorter term leases may also be available.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning Yes The apartments feature air-conditioning, perfect for those warm Australian nights!

Bathroom Yes Private ensuite bathroom in every apartment.

Bedrooms Secure Yes With your security and safety in mind, access to your apartment is via a personalised key and access to the building and lifts is via electronic swipe cards.

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| Dining Table & Chair | Yes | A small dining table and chair are included in each of our apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment. |
| Electricity | Yes | Your electricity usage and connection is an additional charge to your rent, and is payable at the end of each month. The electricity is measured via a separate meter for each apartment. A bill is provided by the utility company to the resident each month for payment. |
| Heating | Yes | Each apartment features an electric heater for those days when it gets a little too cool for comfort in your apartment. |
| Internet | Yes | You can sign up for internet connection with our building internet provider, Pineapple Net. |
| Kitchen | Yes | The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, cooktop, ducted range hood and microwave. |
| Kitchen & Linen 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 – <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. |
| Phone | No | IMobile coverage at your own cost is the best option. |
| Study Desk, Chair, & Pin Board | Yes | All of these key essentials are included in your apartment for your academic needs. |
| Televisions | Yes | Each apartment features a TV. |
| Water | Yes | Your water usage and connection is an additional charge to your rent, and is payable at the end of each month. The water is measured via a separate meter for each apartment. A bill is provided by the utility company to the resident each month for payment. |
| Other Inclusions | Yes | Double or king single beds, built-in wardrobe & blinds to every apartment window. |

PROPERTY FEATURES & FACILITIES

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| Barbeque | No | Unfortunately, no BBQ facility is available at the property. |
| Broadband – Wi-Fi Broadband Connection | Yes | You can sign up for high speed wireless broadband with our building internet provider, Pineapple Net. |
| Bike Space | Yes | Bike racks are available to all residents and are in the undercover garage. |
| Building Security | Yes | Resident safety is number one priority for 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. |
| Car Park | No | There is no rental car park available at the property. |
| Cinema | No | But, Check out all of the latest movies at Hoyts Melbourne Central – only 1 km away. |
| 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 | Student Living on Cobden features a great resident lounge with comfortable couches & a large TV. Sit back and watch your favourite TV show or movie, or simply relax with fellow residents or friends. Balcony attached. |
| Community Programs | Yes | The program offers a great range of activities & events – ranging from day trips, BBQs, dinners, sport competitions, and much more! |
| Gym & Pool | No | Unfortunately there is no gym or swimming pool at the property. |
| Laundry Room | Yes | The laundry room includes both Tap n Go operated washing machines and dryers. It cost \$4 for the washer and \$3 for the dryer. |
| Mail Boxes | Yes | Your own personal mail box is located inside the property entrance. You will be provided a key when you check in to access your mail 24/7. |
| On-site Staff | No | Our friendly customer service focused staff located at 800 Swanston Street, Carlton are available Monday to Friday from 8.00am – 7.00pm offering general assistance and support services. Please contact your Manager for any assistance after-hours. The Manager |

contact details are available on the property noticeboard in the foyer and are provided to residents upon check-in.

Public
Transport

The property is in a great location with close access to public transport. The tram stop is located 350m away, trams number 19, 57 & 59. Melbourne Central and Flagstaff train stations are both only a 12 minute walk away, or a short trip by tram.

Shops,
Restaurants &
Cafes

Queen Victoria Market is located across the road and a wide array of fresh and cheap produce is available. There are many cafés and restaurants located within walking distance

Universities –
Distance

Conveniently located to the major universities and education institutions 350m to Trinity College, 750m to University of Melbourne, 750m to RMIT University, 2.4km to Monash Parkville Campus.