

StudentLiving[®]

by UniLodge



STUDENT LIVING ON LYGON FACTSHEET

PROPERTY DETAILS

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| Property Name | College Square on Lygon |
| Property Address | 570 Lygon Street, Carlton VIC 3053 |
| Property Email Address | onlygon@unilodge.com.au |
| Property Phone Number | +61 3 9000 6398 |

APARTMENT / ROOM TYPES

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| Apartment – 1 Bedroom | Yes | Our one-bedroom 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 – 1 Bedroom Twin Share | Yes | Our one-bedroom twin share apartments are perfect for students who prefer to share with a friend or partner. |
| Apartment – 2 Bedroom | Yes | Our two-bedroom apartments are perfect for students who prefer to share with friends or partner – or someone just looking for a little more space. |

LEASE DETAILS

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| Bond | Yes | <p>A bond is a payment that acts as security deposit against the resident meeting the terms of their rental agreement or their duties under the Residential Tenancies Act 1997.</p> <p>A bond value would be equal to 1 month's rent.</p> <p>The bond will be lodged with the Residential Tenancies Bond Authority (RTBA). The RTBA will hold the bond in trust until the end of the lease. Then, the bond is:</p> <ul style="list-style-type: none">• Refunded entirely to the tenant/resident, or• Claimed in part or in full by the landlord/owner. |
| Contracts (length) | | 6- or 12-month leases, we are unable to offer shorter lease periods. |

APARTMENT INCLUSIONS & FEATURES

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| Air-conditioning | No | Unfortunately, the apartments do not feature air-conditioning but do include ceiling fans to cool down your apartment during those warm Australian days. |
| Bathroom | Yes | Private en-suite bathroom in every 1-bedroom apartment, and a shared bathroom within the 1-bedroom twin share and 2-bedroom apartments. |
| Bedrooms Secure | Yes | With your security and safety in mind, access to your apartment is via a personalised key and access to the building via electronic swipe cards. |
| Regular Cleaning Services | No | Unfortunately, we don't have any regular cleaning services for your apartment. |
| Dining Table & Chairs | Yes | A dining table and chairs 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 are an additional charge to your rent and is payable at the end of each month. You will be required to sign up for electricity with our building electricity provider, Energy On. |
| 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 | Each apartment is NBN-ready and can be connected with your choice of internet provider. |
| Kitchen | Yes | The kitchen in your apartment has all of your essentials, including: fridge/freezer, cooktop, ducted range hood and microwave oven. |
| 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. If you have any questions or feedback about Your Shop or a purchase you have made, please email us at yourshop.feedback@unilodge.com.au . |
| Phone | No | We no longer have phone services inside the apartments. If you are to order something online, the help desk staff will contact you via mobile number. |
| Study Desk, Chair, & Pin Board | Yes | All these key essentials are included in your apartment for your academic needs. |
| Televisions | Yes | Each apartment features a TV. |

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| Water | Yes | Your water usage and connection are an additional charge to your rent and is payable at the end of each month. We can assist you with connection via Greater Western Water. |
| Other Inclusions | Yes | Single bed, built-in wardrobe & blinds to every apartment window. |
| PROPERTY FEATURES & FACILITIES | | |
| Barbeque | Yes | BBQ facilities are located at the property – enjoy a BBQ with your friends or prepare dinner for one. The BBQ is free for all residents to use. |
| Broadband – Wi-Fi | Yes | We now have free Wi-Fi services in all common areas such as the student lounge and waiting area. |
| Bike Space | Yes | Bike racks are available to all residents and are located in the undercover bike cage in the car park. |
| Building Security | Yes | Resident safety is number one priority for College Square 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 | Yes | Yes, parking is available on the property for an additional fee: \$200 a month. |
| Cinema | No | Check out all the latest movies at Cinema Nova, Carlton – only 550m away which is a leisurely 7-minute walk down Lygon Street. |
| 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 | College Square on Lygon features some great common areas with a resident lounge with cable TV, pool table and table tennis table; outdoor courtyard with BBQ, swimming pool and basketball court; and tutorial rooms. |
| Community Programs | Yes | The program offers a great range of activities & events – ranging from day trips, BBQs, dinners, sport competitions, and much more! See the notice boards and our Facebook page for upcoming events to secure a spot. |
| Gym, Pool, Sauna | Yes | A fantastic gym, pool, and sauna are located at the property – free for all residents to use! |
| 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. |
| Mailboxes | Yes | Your own personal mailbox is located next to the reception. You will be provided with a key when you check in to access your mail 24/7. |

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| On-site Staff | No | UniLodge staff working in the office next to Visitors' Car Park is available to assist you during business hours from Monday to Friday. |
| Photocopying & Printing | No | |
| Public Transport | | The property is in a great location with close access to public transport. The tram stops for trams number 1 and 6 are located right outside the building. |
| Shops, Restaurants & Cafes | | A short 5-minute walk to Lygon Street Italian Precinct, better known as Melbourne's Little Italy. There is an array of shops, cafes and restaurants to suit everyone's needs. |
| Universities – Distance | | It is conveniently located to the major universities and education institutions. 750m (10-minute walk) to University of Melbourne, 1.4km to Trinity College, 1.7km to Monash University Parkville Campus, 1.9km to RMIT University. |