

**STUDENTLIVING™**

by UniLodge

**on Riversdale**



**STUDENT LIVING ON RIVERSDALE FACTSHEET**

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## PROPERTY DETAILS

Property Name	Student Living on Riversdale
Property Address	71 Riversdale Road, Hawthorn, VIC 3122
Property Email Address	onriversdale@unilodge.com.au
Property Phone Number	+ 61 3 9819 5069 (After hours staff: 0400 869 531)

## APARTMENT / ROOM TYPES

Apartment – Studio	Yes	Our fully furnished spacious 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 – 2 Bedroom	Yes	Our fully furnished 2-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, equivalent to one month's rent, and is payable to the State Government Authority. In Victoria the authority is the Residential Tenancies Bond Authority. 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 leases available.

## APARTMENT INCLUSIONS & FEATURES

Air-conditioning	Yes	Some apartments feature air conditioning
Bathroom	Yes	Private ensuite bathroom in every apartment
Bedrooms Secure – Electronic	Yes	With your security and safety in mind, access to the building via swipe card and apartment via key.
Cleaning Apartments	No	
Dining Table & Chairs	No	
Electricity	No	Your electricity usage and connection is an additional charge to your rent, and is payable as used.
Heating	Yes	Every apartment has heating for those cool Melbourne days.
Internet	Yes	Unlimited high speed internet connection is included.
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	Yes	No cooking utensils included. Items are 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>
Linen Kits	No	Available for purchase through Your Shop – 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>

Phone	No	No phone, however, intercom provided for outside building to apartment communication.
Study Desk and Chair	Yes	Included in your apartment for your academic needs.
Televisions	Yes	Each apartment features a TV.
Water	Yes	Your water connection and usage is included in the rent – no need to paybills at the end of each month! (Standard water usage only)
Other Inclusions		Some apartments also have balconies

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

Barbeque	Yes	BBQ facilities are located on the ground level outdoor area – enjoy a BBQ with your friends, or prepare dinner for one. The BBQ is electric and free for all residents to use.
Wi-Fi Internet	Yes	Unlimited high speed Wi-Fi internet connection is included and can be used throughout the property.
Bike Space	Yes	Limited undercover bike racks are available to all residents.
Building Security	Yes	Resident safety is the 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. 24/7 CCTV security surveillance also on site.
Car Park	Yes	Undercover car parking is available at the property for an additional fee (Limited spots available)
Cinema		Check out all of the latest movies at Lido Cinema – only a 15 minute walk 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	UniLodge on Riversdale features a great common area including a TV with Foxtel, pool table, couches and air-conditioning, with an adjoining Outdoor BBQ terrace and garden.
Residential Life Program	Yes	The program offers a great range of activities & events – ranging from day trips (Luna Park, Phillip Island, St Kilda beach), BBQs, dinners, helping charities, game competitions and much more! See the Residential Life Program flyer for upcoming events and to secure a spot.
Gym, Pool, Sauna	No	Hawthorn Aquatic and Leisure Centre, Grace Street, Hawthorn – 15-minute walk. A variety of private gyms in the Glenferrie Road Precinct.
Laundry Room	Yes	The laundry room is located on Building A basement carpark and 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.
Mail Boxes	Yes	Your own personal mail box is located at the front of the property.
On-site Staff	Yes	Our on-site friendly customer service focused staff will be available offering general assistance, counselling, and pastoral care services – available 8.30am – 10.30am weekdays.
Photocopying & Printing	No	
Public Transport	Yes	The property is in a great location with close access to public transport. A tram stop is located out the front of the property, with Glenferrie Train station only a 15 minute walk away.
Shops, Restaurants & Cafes	Yes	Shops are located on the corner of Riversdale Road and Glenferrie Road. The iconic Glenferrie Road is renowned for its shopping, cafes and restaurants. In particular, fashion, coffee and international and fresh foods line the streets. There are also plenty of supermarkets,

convenience stores and student supply stores in the area, so you'll never want to leave!

Universities – Distance

Yes

Conveniently located within a short 15 minute walk to Swinburne University, Hawthorn Campus.