



STUDENT LIVING - 800 SWANSTON FACTSHEET

PROPERTY DETAILS

Property Name	Student Living - 800 Swanston
Property Address	800 Swanston Street, Carlton, VIC 3053
Property Email Address	800swanston@unilodge.com.au
Property Phone Number	+61 3 9349 2500

APARTMENT / ROOM TYPES

Apartment – 1 Bedroom & Studio	Yes	Our one bedroom and 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 socialise 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 a friend or partner – or someone just looking for a little more space.

LEASE DETAILS

Bond	Yes	<p>A Bond is payable, equivalent to 1 months 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 the Property Manager can claim on behalf of the owner if the resident owes money or rent, damages or other costs at the end of the tenancy.</p> <p>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.</p>
Contracts (length)		Full year leases and Half years leases are available depending on availability at the time.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning	No	Unfortunately the apartments do not include air-conditioning but do include ceiling fans to cool down your apartment during those warm Australian days.
Bathroom	Yes	Private ensuite 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 by key and the building via fob.
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 is an additional charge to your rent, and is payable at the end of each month to Active Utilities.
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	Superloop Internet is the smart, safe and easy solution for their internet needs. No waiting to be connected, connect in minutes from the comfort of your room. Internet is paid as part of the package that sits along side your rental payment.
Kitchen	Yes	The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, gas 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	No phone is provided at Student Living - 800 Swanston
Study Desk, Chair	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 to Active Utilities. The water is measured via a separate meter for each apartment.
Other Inclusions	Yes	Double or long single beds, built-in wardrobe & blinds on every apartment window.

PROPERTY FEATURES & FACILITIES

Barbeque	Yes	BBQ facilities are located on the property – enjoy a BBQ with your friends, or prepare dinner for one. The BBQ is free for all residents to use.
Bike Space	Yes	Bike racks are available to all residents and are located at the front of the property and in the undercover bike shed.
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. The building as Security overnight.
Car Park	No	Unfortunately, there is no car park available at the property.
Cinema	Yes - Off Site	Check out all of the latest movies at Cinema Nova, Carlton – only 400m away, 5 minute walk. Off Site.
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 - 800 Swanston features some great common areas with a resident lounge with TV, pool table and seminar rooms.

Residential Life Program	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 Instagram page for upcoming events and to secure a spot.
Gym & Pool	Yes	A fantastic gym and swimming pool are located at the property – free for all residents to use.
Laundry Room	Yes	Laundry rooms includes both washing machines and dryers. Access to the laundry is available 7 days a week. There are multiple across the building.
Mail Boxes	Yes	Your own personal mail box is located next to the reception. You will be provided a key when you check in to access your mail 24/7.
On-site Staff	Yes	Our on-site friendly customer service focused staff will be available offering general assistance and support services – you will always have someone there for you. Security is available at the property outside of reception hours.
Public Transport		The property is in a great location with close access to public transport. The tram stop is located right outside the building, trams number 1, 3, 5, 6, 8, 16, 64, 67, and 72.
Shops, Restaurants & Cafes		A short 2 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		Conveniently located to the major universities and education institutions. University of Melbourne is just across the street, 800m to Trinity College, 1.4km to RMIT University, 1.8km to Monash University Parkville Campus.