

UniLodge



UNILODGE THOMAS HOUSE FACTSHEET

PROPERTY DETAILS

Property Name	Student Living – Thomas House
Property Address	137 Hindley Street, Adelaide SA 5000
Property Email Address	studentliving@unilodge.com.au
Property Phone Number	+61 8 8385 9007

APARTMENT / ROOM TYPES

Apartment – 1 bedroom	Yes	Our one bedroom apartments are perfect for students looking for their own private space – or for students who would like to share with their partner.
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LEASE DETAILS

Security Deposit	Yes	A Bond is payable to the Residential Tenancies Fund. In Adelaide the authority is the Office of Consumer and Business Affairs (OCBA). The Bond amount varies, depending on the weekly rent: \$249 or less/week = 4 weeks rent; or \$250+/week = 6 weeks rent. 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 & 6 month leases are available. Student Living have variable lease start dates depending on availability. Strict lease end dates of February 3 rd & 1 st July of each year.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning	Yes	Each apartment features ducted air-conditioning throughout – perfect for those warm summer Australian nights!
Apartments Secure – Electronic	Yes	With your security and safety in mind, access to your apartment is via a FOB swipe.
Bathroom	Yes	Private large bathroom in every apartment with rainwater fitting, frame-less glass and storage shelves.
Cleaning Apartments	No	The cleaning of the apartments is the responsibility of the residents.
Dining Table & Chairs	Yes	A dining table and chairs are included in some of the apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment. For the apartments which do not have a dining table, there is a breakfast bar and bar stools for you to enjoy your meal.

Electricity	No	Your electricity usage and connection is an additional charge to your rent, and is payable every 3 months to the electricity company directly. We can assist you with connection via On The Move.
Heating	Yes	Each apartment features ducted heating for those days when it gets a little too cool for comfort in your apartment.
Internet	No	There are phone lines in each apartment where you can connect your own internet. There is no specific company you must connect with, so you are able to choose the best option for you!
Kitchen	Yes	The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, cooktop, ducted range hood, dishwasher and microwave oven.
Laundry	Yes	Each apartment features its own washing machine.
Linen & Kitchen Kits	Can be pre-ordered	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. 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> To find out more about 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	A phone line is provided in your apartment but no phone connection, you are able to set this up with any provider so you will be able to choose the best option for you!
Study Desk & Chair	No	In order to maximise space within the apartments, a desk has not been included, and this will enable you to study/work from anywhere within the apartment
Televisions	Yes	Each apartment features a 40 inch television in the lounge room as well as a 40 inch television in the bedroom.
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	Queen bed with storage underneath, and a built-in wardrobe extends the length of the ceiling, giving you plenty of storage. Coffee table, chaise lounge, as well as an outdoor table and chairs on your balcony.
PROPERTY FEATURE & FACILITIES		
Barbeque	No	Rymill Park is only 900m from the property which has BBQs available for the general public, large park areas, ponds and kiosk.
Broadband – Wi-Fi	No	Unfortunately Wi-Fi is not available throughout the common areas at the property.
Bike Storage	Yes	Yes there are storage areas for bikes to be securely stored on ground level.

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.
Car Park	No	Please enquire with one of our friendly customer service staff who can provide you with additional information.
Cinema	No	Check out all of the latest movies at Palace Nova Cinema – only 300m away which is a leisurely 3 minute walk up the famous Rundle 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	No	There are no common areas within the property.
Gym	No	EFM Health Club on North Terrace – 400m, an easy 5 minute walk; Adelaide Aquatic Centre – 4.2km, 16 minute bus ride. Please ask our friendly staff for more Health Clubs in the Adelaide City Centre.
Mail Boxes	Yes	Your own personal mail box is located at the front entrance of the property. You will be provided a key when you check in to access your mail 24/7.
On-site Staff	No	There is no on-site staff at Thomas House; however our friendly Student Living staff are based at the Student Living office located at UniLodge @ Metro Adelaide – 30 Victoria Street and available during business hours. An after-hours emergency contact number will also be provided to residents upon check-in.
Public Transport		The property is in a great location with close access to public transport. Quick 1 minute walk to the famous Rundle Mall & Rundle Street and all public transport outlets.
Shops, Restaurants & Cafes		The famous Rundle Mall is 400 meters from the building and the cosmopolitan Rundle Street with its trendy cafes and coffee shops.
Universities – Distance		The City West Campus of UniSA and both Carnegie Mellon campuses are a short 8 to 10 minute walk away as is the Adelaide TAFE College and City East Campus of UniSA.