

UniLodge



UNILODGE KENT TOWN FACTSHEET

PROPERTY DETAILS

Property Name Student Living – Kent Town Student Village

Property Address 22 Wakefield Street, Kent Town SA 5067

Property Email Address studentliving@unilodge.com.au

Property Phone Number +61 8 8385 9007

APARTMENT / ROOM TYPES

Apartment – Studio Yes Our studio apartments are perfect for students who prefer living in their own space.

Apartment – 1 Bedroom Yes Our one bedroom apartments are perfect for students who prefer living in their own space with extra space.

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 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 3rd February or 1st July of each year.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning No All apartments feature windows for ventilation.

Bathroom Yes Large bathrooms in each apartment.

Apartment Security Yes With your security and safety in mind, each room has its own lock for privacy.

Cleaning Apartments No The cleaning of the apartments is the responsibility of the residents.

Electricity Yes Your electricity connection and usage is included in rent – no need to pay bills at the end of each month!

Heating No Unfortunately the apartments are not fitted with heaters.

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, but we do suggest Big Air Wi-Fi, which is the preferred internet provider for the property.

Kitchen Yes Each apartment features a bar fridge and small kitchen bench. There are 2 industrial sized kitchens on the ground floor for all residents to use.

Kitchen 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 – *“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.”* To read more on what other UniLodgers think of Your Shop, head to the **Your Shop FAQ**.

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> To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ .
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, Study Chair & Desk Lamp for each person	Yes	All of these key essentials are included in your apartment for your academic needs.
Televisions	Yes	Each apartment features a flat screen television.
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	Double or single bed, wardrobe & mirror, blinds to every bedroom window. The 1 & 2 bedroom apartments also feature lounges.
PROPERTY FEATURES & FACILITIES		
Barbeque	No	Only a short 10 minute walk to Rymill Park has BBQs available for the general public, large park areas, ponds and kiosk.
Broadband – Wi-Fi	Yes	Wi-Fi is now available throughout each apartment including the common areas of the property.
Bike Space	Yes	There are bike racks available for all residents to use free of charge.
Car Park	Yes	There is a car park within the complex – available for all residents to use – free of charge!

Cinema	No	Check out all of the latest movies at Hoyts Cinema Norwood – only a casual 7 minute bike ride or a 20 minute walk!
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. The cleaning is performing by the onsite Caretaker.
Common Areas	Yes	2 large industrial kitchens, spacious dining area, lounge room fitted with couches, televisions and study desks as well as an outside entertaining area.
Gym, Pool, Sauna	No	Snap Fitness & 24 Fit are only a casual 7 minute bike ride or a 20 minute walk from the apartment complex. Both are 24/7 with great facilities.
Laundry Room	Yes	A common laundry featuring washing machines and dryers is situated on the ground level. Note that machines are coin operated.
Mail Boxes	Yes	Each apartment features its own mail box in the lounge room. Mail is sorted daily and any large packages can be collected daily from the onsite Caretaker.
On-site Staff	Yes	There is an onsite Caretaker who lives on the property. Our other friendly Student Living staff are based at the Student Living office located at UniLodge @ Metro Adelaide and available during business hours.
Photocopying & Printing	Yes	If you need to make a photocopy or print off an assignment, our friendly onsite Caretaker can assist – charges apply.
Public Transport		Buses leaving from Dequetteville Terrace (1 minute walk up Wakefield Street) every 15 minutes will get you into the city centre in no time.
Shops, Restaurants & Cafes		A great selection of shops, restaurants and cafes all within walking distance of Kent Town Student Village or hop on the bus to get you into the CBD within minutes. A casual 12 minute walk will get you to The Parade in Norwood which features trendy cafes and

restaurants as well as a vast variety of shops and supermarkets.

Universities –
Distance

It is a 15-20 minute walk or 8 minute bike ride to the City East Campus of UniSA and The Adelaide University. The City West Campus of UniSA, both Carnegie Mellon campuses and the Adelaide College of TAFE are a further 5 minute walk