

**UniLodge**



**UNILODGE JOHN GREY HALL FACTSHEET**

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## PROPERTY DETAILS

Property Name	UniLodge John Grey Hall
Property Address	14-88 McGregor Road, Smithfield, QLD, 4878
Property Email Address	<a href="mailto:johngreyhall@unilodge.com.au">johngreyhall@unilodge.com.au</a>
Property Phone Number	+61 7 4214 3300

## APARTMENT / ROOM TYPES

Studio	Yes	Our 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.
Studio (Accessible)	Yes	Our studio accessible apartments are designed with easy wheelchair access in mind and 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.
6 Bedroom Multi-share with Ensuite	Yes	The six bedroom multi-share apartments with individual ensuite bathrooms are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends! A cheaper option than our studio apartments, these apartments offer a spacious living area and kitchen, while ensuring that all students have their own quiet space to study in their secure bedroom and own ensuite bathroom.
6 Bedroom Multi-share with Shared Bathroom	Yes	The six bedroom multi-share apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends! A cheaper option than our studio apartments, these apartments offer a spacious living area and share bathrooms, while ensuring that all students have their own quiet space to study in their secure bedroom.
6 Bedroom Multi-share with Ensuite (Accessible)	Yes	The six bedroom multi-share apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends! A cheaper option than our studio apartments, these apartments offer a spacious living area and share bathrooms, while ensuring that all students have their own quiet space to study in their secure bedroom.

Accessible options exist within these multi-share apartments, designed with easy wheelchair access in mind.

Advanced Deposit                      No

Contracts (length)

- Academic year – 41 weeks (8/2/2020 – 21/11/2020)
- Semester 1 – (8/2/2020 – 4/7/2020)
- Semester 2 – (5/7/2020 – 28/11/2020)

**APARTMENT INCLUSIONS & FEATURES**

Air-conditioning                      Yes                      Each apartment features air-conditioning and ceiling fans.

Bathroom                                      Yes                      There are ensuite bathrooms in the Studio apartments and some 6 bedroom apartments. Other 6 bedroom apartments have two shared bathrooms.

Bedrooms Secure –  
Electronic                                      Yes                      With your security and safety in mind, access to your floor and apartment is via swipe card.

Cleaning Apartments                      Yes                      The cleaning of each apartment is the responsibility of the resident. Residents need to provide their own cleaning products. To make it more convenient, vacuums can be borrowed from Reception during office hours.

Departure Fee  
(at start of lease)                              Yes                      Your apartment has been professionally cleaned and fitted with a new mattress protector and shower curtain prior to your arrival. A compulsory departure fee of \$85 for standard, \$90 for ensuite or \$100 for studio is payable with you initial payment to cover the cost of a professional clean and replacement mattress protector and shower curtain (if applicable). This fee is non-negotiable. A condition of your lease is you must leave your premises in the same condition as when you entered them. Any cleaning required beyond the standard professional clean included in the Departure Fee will be at the resident's expense.

Dining Table & Chairs                      Yes                      A dining table and chairs are included in each of the multi-share apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment. A great communal kitchen is available for that MasterChef moment.

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

Heating    No

Internet    Yes                      You can access the internet via the JCU network on multiple devices for free, no bill ever!

Kitchen    Yes                      The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, cooktop, ducted range hood and microwave oven.

Electrical Appliances	Yes	Fridge, microwave oven, kettle, toaster and TV. Please note, only shared apartment living rooms have a TV.
Study Desk & Chair	Yes	These key essentials are included in your apartment for your academic needs.
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	All apartments are furnished with a king single bed, built-in wardrobe, mirror, fan and blinds on each window
<b>PROPERTY FEATURE &amp; FACILITIES</b>		
Barbeque	Yes	BBQ facilities are located on the rooftop observatory terrace and ground floor. Residents can enjoy a BBQ with friends or family, or prepare dinner for one. The BBQ is electric and free for all residents to use.
Bike Space	Yes	Bike racks are available to all residents and are undercover and secure.
Building Security	Yes	Resident safety is a number one priority for UniLodge management. The property features secure access on all external doors which means that no one can enter the building without swipe card access or unless in the company of a resident or staff. Onsite management and after hour's staff are always available in case of emergency.
Car Park	Yes	There are 120 car parking spaces available at the property based on availability. Permits are required via reception to park in this area.
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 every day.
Common Areas	Yes	UniLodge John Grey Hall features some great common areas with a resident lounge with TV, pool table, and table tennis; a gourmet kitchen with dining tables and chairs; learning and study spaces; and an outdoor observatory terrace with BBQ and views of Cairns.
Residential Life	Yes	Residential Life membership is included in the rent! The program offers a great range of activities & events – ranging from day trips (tourist attractions), BBQs, dinners, helping charities, game competitions, career and life skill workshops and much more! RL events will be made available via UniLodge APP. Some activities may attract an additional fee.
Gym	Yes	A gym fitted with treadmills, cross trainer, indoor rower, indoor cycle, dumbbell set and medicine set is available on site to all residents at no extra charge!
Laundry Room	Yes	The laundry room includes debit/credit card swipe 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	A mail box is located at reception for each apartment. You can collect your mail any time during reception hours.

Media Room/Theatrette	Yes	The Media Room is part of the main Common Room facilities featuring a big screen and surround sound for you to immerse yourself in.
On-site Staff	Yes	Our on-site friendly customer service focused staff offer general assistance and pastoral care services – you will always have someone there for you.
Photocopying & Printing	Yes	Printing facilities are available in the study rooms.
Public Transport	Yes	The property is in a great location with close access to public transport close by connecting residents to Cairns CBD, beaches and surrounding suburbs.
Shops, Restaurants & Cafes	Yes	There is a couple of cafes and restaurants to suit everyone’s taste buds on campus, there are open during certain hours. There is also a supermarket a few hundred metres off site.
Study Rooms	Yes	There are four study rooms and study areas for residents to use free of charge.
Universities – Distance	Yes	Walk to classes! On the campus of JCU.
Wi-Fi in Common Areas	Yes	Wifi is available in common areas.