

Neighbourhood Centre

Creating a more inclusive, resilient, vibrant & self-reliant Community

LOW COST ACCOMMODATION LIST

Rental accommodation for \$350 or under per week in the Inner West Sydney all listings are sourced from domain.com.au by a volunteer

Updated 30th August 2023

Newtown Neighbourhood Centre does not guarantee the quality of or recommend any of the properties listed. If you have any tenancy issues you can contact Tenants Union 1800 767 126. In NSW boarding houses are required to be registered and are also subject to planning regulations. Applicants and residents of should satisfy themselves whether a boarding house is registered or otherwise compliant. For more information on compliance call NSW Fair Trading on 13 32 20

***Please note: that the Upper Limit of this list has increased from \$250 per week to \$350 per week.

This was done after careful consideration and a desire to keep the list useful to people who are looking for private rentals and who may not have access to this information at its source – domain.com.au.

We acknowledge that the private rental market in the areas that this list covers are very competitive at the moment, and \$350 may be out of many peoples' price range. The list will still include properties that are \$250 or less.

As always, we recommend that you search for this information directly on domain.com.au if you have access and capacity to do so.

\$350pw	ANNANDALE	Studio at "Annandale Lodge" !!!	Belle Property Annandale
(Bond \$1400)	22 /96-98 Johnston Street	Savouring a quiet off-street setting, this delightful studio has classic appeal with tiled flooring and "updated" finishes, including modern kitchen & bathroom fixtures. Wonderfully presented, this studio increases its appeal with an outdoor terrace off the living area inner-west location offering quick and easy access to city transport, parks, RPA Hospital precinct, Newtown, Sydney University & the City.	Call: 0435 853 921
		"Private" position, over-sized living, built-in robes. Kitchenette "includes" fridge, microwave a& cook-top. Tiled bathroom provides shower & updated fixtures. NBN connected, intercom, available "unfurnished". On-site coin-operated laundry. Short walk to take-aways, IGA & favourite cafes Precinct 37 &	

		"Bad Habits". Short walk to light rail, Tramsheds & Jubilee Park.	
\$320pw	ASHFIELD	Studio Apartment !!!	Harcourts The Property People
(Bond \$1280)	10 /26 Orphington Street	1 bedroom studio apartment , freshly painted throughout, "separate", modern bathroom, kitchenette. Shared laundry. Street parking located close to station	Campbelltown
			Call: 02 4628 7444
		FURTHER INFORMATION:	
		***Please note: Form 1 applications are "not" accepted !!! If you would like to book an inspection at this property - please submit your details by clicking on the button in this advertisement, you will then receive an invitation to register for a viewing by either email or text message. The initial agreement term will either be 13 weeks or 26 weeks subject to approval, applications for tenancy can be obtained when you view the rental property - no applications are accepted by our office until you have inspected the property with our agency.	
		Should your application be successful you will be required to leave one weeks rent as a holding deposit upon approval - we are a cashless office so the deposit will be required in the form of a bank cheque or money order from Australia Post.	
		The initial deposit is non refundable but does come off the balance owed when you sign your tenancy agreement - the	
		total payment required for all tenants entering into a tenancy	
		agreement is 2 weeks rent in advance and 4 weeks bond that	
		is held in trust by the rental bond board, this payment must be made by bank cheque or money order from Australia Post &	

		all subsequent rental payments by "direct debit" from your bank account.	
\$230pw	ASHFIELD	Boarding Room For Lease !!!	Ray White Ashfield
(Bond \$460)	10 /13 Joseph Street	Situated in a fully renovated boarding house. Boasting 3 modern bathrooms, 4 toilets, blinds on all windows & polished timber floorboards	Call: 0409 033 928
		***All rooms come with a bed & mattress, wardrobe & bar fridge. **"No" extra fees or charges !!!	
		Highlights:	
		"Free" WIFI. 3 bathrooms. 4 toilets. Large shared kitchen. Polished timber floorboards. Shared Bathroom & Laundry "Including" a coin-operated washing machine & dryer. Short" walk to Ashfield Train station & Bus stops.	
\$300pw	ASHFIELD 1 /16 Palace Street	Student Accommodation/Ladies "Only"/Secure Home !!!	Easy Sell Rent Norwood S.A.
	1710 Falace Street	***Phone Enquiry Property ID No: 3886 !!!	Call: 1800 847 567
		"Brand new" granny flat. Each room has its own bathroom, double bed, linen, fan & students desk. The whole of the	

		granny flat has WIFI at "no" cost to you. Very secure building - perfect for the overseas student or for someone studying in Sydney that needs a quite place to study and learn. Really large kitchen, large dining room and lounge room, plus a really large well set out laundry! Each room has own fan, in a quiet part of Ashfield. Only 40 metres or so from the bus stop - with direct access to Sydney Uni, TAFE Ultimo and the CBD. Rent includes all utilities plus WiFi. Ashfield Train Station is only a 10 minute walk, Ashfield Train Station has fast trains into the City or Parramatta etc. ***If you would like a private viewing prior to the first open please call me direct.	
\$300pw (Bond \$1200)	BURWOOD 11 Waimea Street	"Fully Furnished"- Large Room in Boarding House !!! INSPECTION TIMES: WEDNESDAY 30 TH AUGUST 2023 @ 1:00PM-1:30PM !!!	OMG Properties Chatswood Call: 0428 838 288
		Large room on the "first floor" of this purpose built, "council registered" boarding house. Across the street from Westfield's Shopping Centre, cafes & shops of Burwood's main street. "Short" walk to Burwood train station & buses. Room Features Include: Super-sized bedroom. "Separate" private living room. Your "own" kitchenette !!!	

		"Fully" furnished, includes: bed-side table, wardrobes, dressing table, chairs, study/computer desk, tallboy chest of drawers, flatscreen LCD TV, bar fridge, kitchen pots, pans an & utensils, kettle, chopping boards, etc. everything you need to move in "immediately" and start living !!! The House Features: Shared Internal coin-operated laundry. Shared Bathroom & shower area. Ideal location: close to Westfield shopping centre, shops & transport. For more information and to book an inspection please contact James Tan on: 0428 838 288 !!!	
\$330pw	BURWOOD 18 /33 Angelo Street	Cheap Accommodation !!! INSPECTION TIMES: WEDNESDAY 30 TH AUGUST 2023 @ 11:30AM-11:45AM !!! "AND ALSO" THURSDAY 31 ST AUGUST 2023 @ 12:15PM-12:30PM !!! "AND ALSO" FRIDAY 1 ST SEPTEMBER 2023 @ 12:15PM-12:30PM !!! Nestled within a peaceful, tree-lined street are for lease, ideally placed within easy access to local amenities, shops, public transport & Westfield's Burwood.	Strathfield Partners Strathfield Call: 0408 697 398

\$200pw	BURWOOD	Room for Rent in Burwood !!! *** "Above" The "Bath Arms" Hotel !!!	Domaine Plus Real Estate
(Bond \$400)	Room 18 /348-352 Parramatta Road	INSPECTION TIMES: THURSDAY 31ST AUGUST	Liverpool
	Parramatta Roau	2023 @10:15AM-10:30AM !!!	Call: 02 9822 5885
		Electricity & water "Included" !!! 1 Bedroom.	
		"Partially" furnished rooms. Common Kitchen & bathrooms.	
		Laundry area. "Close" to "all" amenities.	
		Contact our office at (02) 9822 5885 !!! to make a booking to view the property You must inspect the property to apply For more rental properties please visit our website: http://www.domaine/rent ***Disclosure - If you do not register your details, Domaine Plus Real Estate cannot guarantee an agent will attend the	
		open house as we are unable to notify you of any changes or cancellations.	
\$290pw	BURWOOD	Open Inspections: Tuesday's 3:45pm-4:00pm !!! "&" Friday's 4:30pm- 4:45pm !!!	Raine & Horne Burwood
(Bond \$1160)	Room 1 /6 Clarence Street	**NEXT INSPECTION: FRIDAY 1 ST SEPTEMBER 2023 @ 4:30PM-4;45PM !!!	Call: 0401 888 383
		"Freshly" painted room in a very clean & tidy boarding house occupied by "males", shared kitchen & laundry facilities.	

		Room includes: bed, fridge, cupboard & desk. "Close" to Burwood train station, local buses & shops. Coming Soon – Rooms: 32 – \$240pw !!! WIFI available. Electricity "included" !!!	
\$285pw- \$300pw (Bond \$1140- \$1200) (5 Units Available)	CAMPERDOWN Units 105, 107, 302, 306 & 407 /187-191 Parramatta Road	"Partialy Furnished", Air-Conditioned Studio Apartments - 20% below market rent !!! Partially Furnished Apartments - Close vicinty of Sydney CBD and The University of Sydney - 20% below market rent! Located within close vicinty of Sydney CBD and The University of Sydney, these partially furnished, cosy studio apartments are suitable for anyone looking for a conveniently located living arrangement. These units are offered at 20% below market rent under the National Rental Affordability Scheme. "Partially furnished" Apartments - Features Include: Studio Apartment - Single room. Air Conditioning. Vinyl floors. Internal tiled bathrooms with toilet, shower & vanity. Electrical cook-top, microwave & range hood. Gas hot water system.	Echorealty Parramatta Call: 1800 693 246

TV unit (LCD).

King Single bed.

Foxtel "ready" !!!

Communal meeting areas with washing facilities & drying facilities.

Security cameras and touch pad secured entry.

Electrical Appliances (toaster & kettle).

Microwave & fridge.

Coin-operated laundry.

***"No" electricity or water bills !!!

Full-time On-site Caretaker.

Lift access.

**WIFI is available at an "additional cost" !!!

Don't miss out on these discounted rental properties under the National Rental affordability Scheme (NRAS).

To be eligible for this property under the NRAS scheme you will need to meet the following criteria:

- Not own any property or land in Australia or overseas.

Annual gross income must be under the below amount: Single Adult \$54,643 !!!

*Other household complements may apply, income criteria will vary based on the amount of household members.

**Applicants will be required to supply supporting documents to determine applicant eligibility.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its

		accuracy and interested persons should rely on their own enquiries. Photos used in this ad may be an example of the available apartment only and the actual property may differ. For further questions contact Echo Realty on: 1800 693 246 "or" email info@echorealty.com.au Apply: www.snug.com/apply/echorealty	
\$240pw (Bond \$960)	FNMORE 7 /31 Cavendish Street	"QUIET" STUDIO IN THE "HEART" OF ENMORE !!! STUDIO APARTMENT FOR LEASE IN THE "HEART" OF ENMORE *** "Registered" Boarding House !!! This quiet studio is ideally located on a "quiet" residential street in the "heart" of Enmore. Property Features: Good sized bedroom. Separate Kitchen/Living area. Carpeted throughout. Built-in wardrobe. 2 x (Shared) bathrooms. Shared laundry. Shared backyard.	Richardson & Wrench Newtown Call: 0468 406 429

\$350pw (Bond \$1300)	GLEBE 4 /260 Glebe Point Road	Perfect location being only minutes away from shops, cafe's, public transport & restaurants. Inspect by appointment, contact Praveen on: 0468 406 429 !!! "or"email: leasing@rwnewtown.com.au "All" the bills paid !!! Modern "partly" furnished studio apartment within small security block. Feauturing neat kitchen, freshly painted through-out, built-in wardrobes & airconditioning. Complete with shared laundry & modern bathroom facilities. Only second's walk to shops & transport. Includes: "As new" double bed. "Reverse cycle" air-conditioning. Oven & cook-top. Desk & chairs. "Ultra" convenient location !!!	AJ Portelli Property Glebe Call: 02 9660 1224
\$250pw	LEICHHARDT	"Quiet & Convenient" Studio !!!	Gerard Partners Leichhardt
(Bond \$1000)	3 /12 Carlisle Street	This studio room is perfectly located only 100m from Norton Street, close to Leichhardt shops, public transport (**including the Light Rail to CBD), cafes, & restaurants	Call: 02 9560 8111
		Rent "includes" water & electricity !!! Kitchenette.	

		"Separate" male & female shared bathrooms, laundry & yard. Lovely tidy shared garden with sitting & BBQ area. Great location close shops & transport. "On-site" caretaker. *** "Free" gas provided for the BBQ !!!	
\$340pw	1 /191 Marion Street	"Spacious" Studio Apartment - Bills "Included" !!! Located in the "heart" of Leichhardt with buses to the city at your door step and light rail a "short" walk away. Leichhardt Market Place shopping centre is conveniently situated across the road with it's array of cafes and restaurants. Generous studio apartment with sun-lit balcony & built-in robe. Bar-fridge "included" !!! Ensuite bathroom. Shared kitchen & laundry facilities with washing machine Shared backyard area includes clothesline. Electricity & water "included" in rent !!! **Sorry !!! "NO" pets allowed !!!	Cobden & Hayson Annandale Call: 0490 771 919
\$350pw (Bond \$1280)	LEICHHARDT 4 /87-91 Flood Street	Well Presented Studio Apartment !!! This well presented studio apartment is perfectly located within a "short" stroll to buses & Leichhardt Market Town just outside your door. It offers ample light and features modern kitchen & bathroom, built-in wardrobe, built-in "hidden" bed & polished floor boards.	Elders Inner West Enfield Call: 0451 909 758

		To make an online application for this property prior to inspecting, please follow the below link: https://t-app.com.au/eldersiw	
\$180pw	LEWISHAM	FURNISHED ROOM !!!	Richardson & Wrench Newtown
(Bond \$360)	17 /794 Parramatta Road	Take advantage of this fantastic opportunity of a "FURNISHED" single room available for shorter term accommodation (** 1 month "minimum" stay). Rooms Include:	Call: 02 8596 2734 "or" 0404 620 920
		bed, chair, beside tables, wardrobe/clothes rack. Modern shared kitchen with all facilities including cook-top oven, microwave, fridges, dishware, cutlery and cooking utensils. 3 share bathrooms & laundry facilities with coin-operated washing machine & dryer. Relax and enjoy in the guest courtyard with outdoor seating. Don't worry about paying any bills, as the water, gas and electricity are "included". Common areas, including kitchen and bathrooms are cleaned weekly. Conveniently located "above" the Lewisham Bar & Hotel, which offers additional facilities such as great atmosphere and entertainment, Plasma screens, comfortable lounge area, beer garden area with dining facilities and Bistro/cafe. Great value prices at the Bistro /Cafe. Only minutes from Lewisham train station & bus stop.	

		* Built-In Wardrobes * Close to Shops * Close to Transport * Terrace/Balcony. Call Manuel on: 0404 620 920 to organise an inspection !!!	
\$241pw	MARRICKVILLE	1 v NDAS Studio ovoiloble \$244pw III	Richardson &
φ241pw	WARRICKVILLE	1 x NRAS Studio available \$241pw !!!	Wrench
(Bond \$964)	244 Wardell Road	3 month lease "only" !!!	Marrickville
()		If you have been searching in vain for an updated residence,	
		then do not miss out on the rare opportunity to secure one of these modern studio apartments located opposite Dulwich Hill train station / Light Rail and the modern "Wolf and Stone Cafe" at your doorstep. Some of these studios feature under cover terrace style balconies with sweeping district views, and split system aircon. (specific units only) There are vinyl timber floorboards, carpet, updated kitchens with gas cooking, stone bench tops, Fridge and Microwave and a modern bathroom with square vanity and shower. The building is also a security building offering intercom and lift access. A perfect fit for those who enjoy a quick commute with transport right at their doorstep!!!	Call: 0484 648 943
		This rental property falls under the National Rental Affordability Scheme: (NRAS) - To be eligible to rent within this premises, you must satisfy the following criteria: : Earn gross income of no more than \$58,905 for the immediately	
		preceding previous 12 months. This income includes any scholarship monies and financial contributions from family and friends. Full criteria available upon application.	

		Please note; online applications are NOT accepted. NRAS application forms provided upon request. *** "Single" tenancies "only" !!! *** 3 Month lease "only" !!! Street parking "only". Shared coin-operated laundry. "NO" pets !!! ***Bills "NOT" included !!!	
\$255pw (Bond \$520)	MARRICKVILLE 60 Neville Street	Superior To Some, Cheaper Than Most !!! MARRICKVILLE- \$275pw, "Furnished" room ("including" fridge) in modern residential lodge "includes" all bills, wifi & weekly cleaning. On-site laundry. Well located close to transport and easy access to city and "un-timed" street parking available. Uncomplicated application and move in today. Call to arrange an inspection !!! ***** "NO" Pets permitted !!! Private room. Shared facilities. 3 months "minimum" (** "no" exceptions) !!! ****The phone code No. for this property is: 36799. Please "quote" this number when phoning or texting !!!	Forsale By Owner Balaclava VIC. Call: 0483 902 965

\$350pw	NEWTOWN Single Room /481 King Street	Single Room for Rent on King Street !!! **Please Contact Philip on: 0412 818 344 for an Inspection** **Please Contact Philip on: 0412 818 344 for Inspection !!! Shared bathroom, kitchen, power, WIFI & water "included" \$250 pw	Regional Rentals Obsidian Property Pty. Ltd. St Leonards Call: 0412 818 344
\$350pw	NEWTOWN 2 /41 Enmore Road	Well appointed Studio in the "heart" of Newtown !!! This well maintained studio Features: "Spacious" living area including well appointed kitchen. "Near new" bathroom with laundry facilities. Shared pleasant "rear" courtyard. *** "Private entry" from "rear" lane access !!! Excellent location, only 1 minute walk to Newtown train station with buses at your door-step. Apply by entering this link in your browser: t-app.com.au/epm	Exchange Property Sales & Management Camperdown Call: 0405 291 107

\$330pw (Bond \$1320)	PETERSHAM 1 /111 Crystal Street	STUDIO APARTMENT - Water & electricity "Included" !!! INSPECTION TIMES: WEDNESDAY 30 TH AUGUST 2023 @12:00PM-12:15PM !!! Studio apartment with shops, cafes & public transport all at your doorstep. *****Own" kitchen & bathroom !!! Shared laundry facilities.	Montano Group Leichhardt Call: 02 9568 2600 "or" 0412 284 931
\$295pw (Bond \$1180)	PETERSHAM 10 Wardell Road	Prime Location Studio !!! These starter studios come with with polished hardwood timber floorboards, a concealed kitchen with stone bench tops, a fridge and microwave, as well as a tiled bathroom with shower. The building is also facilitated with a shared laundry amenities available to its occupants and a common kitchen with gas stove and oven. However, the most appealing feature is the position within the security complex and it's close proximity to Lewisham station, CBD and conveniently located within walking distance of village shops, cafes, parks, main buses into the city. Something for the discerning occupant! *** "Single" occupancy "only" !!! *** 6 month leases !!! Shared coin-operated laundry. Mini fridge & microwave "included" !!!	Richardson & Wrench Marrickville Call: 0484 648 943

40.50		*** "NO" pets !!! ***Bills "NOT"included !!!	
\$350pw	PETERSHAM	Traversgray Rental Listing !!!	Traversgray Real Estate Erskineville
	Room 1 /48 Fort Street	"Freshly" painted and touched up flooring is this spacious room available for rent. Share bathrooms. Clean common areas. Located only minutes to Petersham station and shops. **Tenant "pays own" electricity !!! Tidy & clean. Oversized room. Furnished. Available NOW !!!	Call: 0499 008 155
\$320pw (Bond \$1280)	STANMORE 1 /77 Cambridge Street	ROOM TO LET !!! Available NOW !!! This "large room is situated in a classic 1890's Victorian Terrace in the "heart" of Stanmore, Features Include:	Robert Allan Property Rosebery Call: 0418 967 717

		1 "very" large bedroom with "high" ceilings. Access to a shared modern kitchen & bathroom. (**You only share with 1 other tenant !!!). **Price "includes" electricity & water !!! **Please note: there is "No" parking available insdie the property itself. You will need to park on the street. Inspect by appointment. Contact Robert Micallef on: 0418 967 717 !!! for more information.	
\$330pw (Bond \$1320)	SUMMER HILL Unit 1C /49 Carlton Crescent	Located in the "heart" of culture & sophistication, this immaculate studio finds itself in the "heart" of sleepy Summer Hill. This studio is located moments from Summer Hill IGA supermarket and is just a "short" walk away from Summer Hill's train station & "all" forms of transportation. Its light-filled interior flows with infused contemporary and modern features with a perfect village locale and a "short" stroll to all local amenities. Nestled within beautiful parklands, this property has everything you could be looking for !!! Accommodation: "Spacious" studio.	Domain Property Agents Marrickville Call: 02 9558 0388

Neat-sized bathroom. High ceilings throughout. **Kitchen with fridge "included" !!! Features: Fridge. **Great location.** **NBN "ready" !!! Close to schools. Close to shops. Close to Transport. Should you have any questions please do not hesitate to contact Domain Property Agents on: 02 9558 0388 !!! **Please Note: you must register to confirm your attendance for the inspection. This will enable us to inform you instantly of any changes, updates or cancellations to the inspection. **Domain Property Agents does not warrant or accept any** liability in relation to the quality, operability or accuracy of this material.

		**Property Code No: 1578 !!!	
\$350pw	SURRY HILLS	Surry Hills "Private" Bedroom Next to Crown	Pegasus Estates Sydney
(Bond \$700)		Street, Oxford Street & Central !!!	
	Dowling Street	Sample pictures may not reflect the actual room. Comfortable boarding house for rent. You will be renting 1 private room. Large kitchen is shared among other house mates.	Call: 0423 012 148
		Central to all that Surry Hills has to offer, this impressive terrace has been tastefully updated and offers a clean, safe, and easy city living. An ideal cosmopolitan lifestyle with local shopping, restaurants and parks at your doorstep as well as easy access to CBD ideal for daily commuters.	
		Stylish stainless steel gas kitchen. Bathrooms across "all" 3 levels.	
		Spacious rear courtyard.	
		High ceiling period character.	
		Blend of period & modern features. Study table.	
		Bedding & linen.	
		Television.	
		Internet access.	
		This is a "family run" boarding house. We provide clean, safe, comfortable & convenient city living for our tenants. Please contact us for more information.	