

HOUSING TIPS FOR STUDENTS

The rental market in Canberra is competitive. Students and full-time workers from local areas and interstate compete for the same properties, driving prices high. When planning where to live, you may consider living on campus or alternatively living off campus in a share house or your own rental, and there are many resources to help your search.

On-campus vs off-campus accommodation

Before you start looking for properties, you should decide if you want to live **on-campus** or **off-campus**.

If you would prefer to live **on-campus**, apply early! You should lodge an application with [ANU Accommodation](#) as soon as possible, even as early as the semester before your studies start. Applying early may increase your chances of securing a room or help you avoid being put on the waiting list.

If you prefer **off-campus** accommodation, you should first consider the map below. ANU is located in Acton, west of the city centre, and if you want to live close to ANU/Acton, you may pay higher rent. The suburbs just north of the city centre are popular with students because public transport is more frequent and walking or cycling to ANU is easier. Some students also live in the south, just across the Commonwealth Bridge, but the closer you get to Capital Circle, the more expensive rent will be.



On average, weekly rent for a room in a **share house** might cost:

- Ainslie: \$200-\$300
- Braddon: \$180-\$450
- Campbell: \$320-\$325
- Dickson: \$180-\$375
- Downer: \$160-\$250
- Hackett: \$200-\$315
- Lyneham: \$180-\$300
- O'Connor: \$190-\$350
- Turner: \$200-\$450
- Watson: \$220-\$395

Note: these are indicative prices only. There are many factors that impact rent prices, such as number of housemates, furnished/unfurnished, private/shared bathroom, age of the house, etc.

There are other areas in Canberra that are short bus rides to Civic or ANU, such as Belconnen, Bruce, Aranda, Curtin, Kaleen, Woden, etc. If you would like to view the different suburbs and ACT bus schedules, use Google Maps navigation to find directions and see how long it takes to get to ANU by bus.

Off-campus options: Share houses vs your own rental

If you're unsure about whether you want to live alone or in a shared house, it would be worth weighing up the pros and cons to both.

If you decide to live in a **share house**, you (the sub-lessor) may rent a room from someone whose name is on the lease, or you may become a tenant listed on the lease. Generally, the rent for shared properties is cheaper than having your own rental, and you may not need furniture or appliances if the person you rent from already owns these. You may benefit from sharing the utility bills (electricity, gas and the internet) and the household chores may also be shared between you and your housemates.

If you find **your own rental property**, you will have to sign a lease on your own. The rent and bills might be more expensive and you may have to buy your own furniture and appliances. However, if you are able to afford the rent and value your independence, a rental property might be more suitable for you than a share house.

Property search sites

There is a plethora of online sources with rental and share house listings. Here are a few to get you started:

- [Flatmates](#)
- [Flatmate Finders](#)
- [AllHomes](#)
- [RealEstate.com.au](#)
- [Zango](#)
- [ANU Housing Online](#) (great for student listings)
- [Student Accommodation ACT](#)
- [Gumtree](#)
- Facebook groups: [Canberra Share Housing & Rooms for Rent](#), [Queer Housing Canberra](#)

BEWARE OF SCAMS! *Housing scams are particularly risky for tenants who are interstate or overseas and cannot view the property. Ensure that you or a trusted representative view the property and meet the owner/agent before you sign an agreement or make any payments. If you feel like you are being pushed into signing an agreement or the deal seems too good to be true, it may be a scam. You can call the [ANU Accommodation Office](#) or [ANUSA's Legal Service](#) for advice on whether a listing appears to be a scam.*

Google Maps

If you don't know Canberra well, you should Google Maps navigation to plan how long it takes to drive, cycle, walk or take public transport to campus. Google Maps can also help you find out what restaurants, shops and other services are nearby, and you can use Google Street View to see what the property and surrounding areas look like.

Tips if you're having trouble finding housing

- Have you expanded your search? Understandably, most students wish to live near the campus but if you can't find housing nearby, you may have to expand your search to include properties in further-out suburbs.
- Have you looked for short-term housing? If you're worried about living a little further from campus, look for short-term agreements for properties that are close to campus. There are some rental properties that are available for 3-6 months. You can time your lease to coincide with events, such as graduation and when other students vacate properties, to find the property that you're after!
- Wait-listed? Be patient! It's not uncommon for students to get accommodation notices a few weeks before the semester begins. However, it is also a good idea to keep searching while waiting, just in case.

