Cultural Daily

Independent Voices, New Perspectives

Affordable Suburbs for Students in Sydney

Our Friends · Tuesday, November 10th, 2026

Sydney is home to world-renowned universities, beautiful beaches, and a vibrant city lifestyle. However, living in Australia's largest city can be expensive, especially for students managing rent and everyday costs on a limited budget. While suburbs close to major campuses and the CBD often come with higher rents, there are several well-connected suburbs that offer more affordable accommodation without sacrificing access to universities, shops and everyday essentials.

Here are seven affordable suburbs in Sydney worth considering for students.

1. Kingsford

Kingsford is a popular choice for UNSW students who want to live close to campus without paying for accommodation in the CBD. A private room in a shared house typically costs around A$260–380 per week. Many student residences are around a 15–25-minute walk from UNSW, while the light rail can take approximately 5 minutes. The suburb has a strong student presence, particularly around Anzac Parade.

Things to Do in Kingsford

Anzac Parade is the main commercial strip in Kingsford, with Korean, Chinese, Malaysian and other Asian restaurants, cafés, supermarkets and everyday shops. Students can grab an affordable meal between lectures or meet friends for dinner without travelling into the city. The Juniors Kingsford is another local social hub, offering restaurants, bars, a gym, aquatic facilities and live entertainment. For outdoor activities, nearby Kensington Oval provides sports and recreation facilities, while Centennial Park and Coogee Beach are popular weekend destinations for cycling, walking and spending time outdoors.

2. Burwood

Burwood offers a wider range of off-campus **USYD student accommodation** options. A private room in a shared house typically costs around A$250–330 per week. Trains from Burwood Station to Redfern Station take approximately 9–13 minutes, followed by a 10-minute walk to the University of Sydney. The journey from Burwood to USYD generally takes around 20–25 minutes, excluding the walk to Burwood Station.

Things to Do in Burwood

Burwood has one of Sydney's liveliest suburban dining scenes. Westfield Burwood offers fashion stores, supermarkets, a food court and Event Cinemas, making it convenient for shopping and catching a film. For Asian food, Burwood Chinatown and Emerald Square are popular dining and entertainment destinations, with restaurants, street-food options and late-night activities. Burwood Park is another local favourite, with open green space, walking paths, playgrounds and sports facilities.

3. Macquarie Park

Macquarie Park is a practical choice for students at Macquarie University. A private room in a shared house typically costs around A$230–340 per week. Macquarie University Metro Station is approximately a 2-minute walk from the university campus, making the suburb particularly convenient for students who want to reduce their daily commute. Compared with inner-city suburbs, Macquarie Park has a quieter and more suburban atmosphere, with plenty of green space nearby.

Things to Do in Macquarie Park

Macquarie Centre is the main shopping and entertainment destination in the suburb. It has major retailers, supermarkets, restaurants, cafés and a cinema, as well as leisure attractions such as an ice rink and bowling facilities. Students can shop for groceries, meet friends for dinner or spend an afternoon away from campus without travelling far. Café Calibre is another local option for coffee, brunch and casual meals. For a weekend outdoors, Lane Cove National Park is within reach and offers walking trails, picnic areas, cycling routes and opportunities for canoeing along the river.

4. Camperdown

Camperdown is ideal for students who want to live close to the University of Sydney. A private room in a shared house typically costs around A$300–420 per week. Many Camperdown student residences are approximately a 12–15-minute walk from the university. The suburb has a strong university and healthcare presence, with the University of Sydney and Royal Prince Alfred Hospital nearby. Students can find apartments, shared houses and purpose-built student accommodation in the surrounding streets.

Things to Do in Camperdown

Victoria Park is one of the best-known green spaces near USYD. Students can walk around the park, relax by the pond or stop at Gardener's Lodge Café for brunch. Camperdown Park also offers open lawns and sports facilities for outdoor exercise. For something cultural, the Chau Chak Wing Museum on the University of Sydney campus has free public collections covering art, history, science and archaeology. Students can also explore the university's historic Quadrangle or head towards Newtown for independent cafés, restaurants, bookshops and live entertainment.

5. Redfern

Redfern suits students at the University of Sydney and the University of Technology Sydney (UTS) who want convenient public transport. A private room in a shared house typically costs around A$250–380 per week. Redfern Station is approximately a 10-minute walk from the University of Sydney's main campus, while UTS is also within walking distance.Redfern has a mix of older terrace houses, apartment buildings and student-friendly rental properties. Its train station

provides direct connections to Central Station and other parts of Sydney, making it a useful base for students who study or work across the city. The suburb also borders Chippendale and Surry Hills, giving residents more options for dining, shopping and entertainment.

Things to Do in Redfern

Redfern has a growing café and dining scene, particularly around its station, Cleveland Street and the neighbouring Surry Hills precinct. Kepos Street Kitchen is a well-known local spot for Mediterranean-inspired brunch and lunch, while Henry Lee's Redfern is another option for a relaxed café meal. For shopping and casual dining, Wunderlich Lane has restaurants, cafés, Coles and Harris Farm Markets.

6. Wolli Creek

Wolli Creek is worth considering for students who want convenient train connections and a choice of modern apartments. A private room in a shared house typically costs around A$295–420 per week, based on current room listings. Trains from Wolli Creek Station to Redfern take approximately 9–10 minutes, followed by a 10-minute walk to the University of Sydney. The total journey is generally around 20–25 minutes, excluding the walk from the accommodation to Wolli Creek Station.

Things to Do in Wolli Creek

The Discovery Point precinct is the suburb's main local hub, with cafés, restaurants, shops and landscaped public spaces close to Wolli Creek Station. Village Square is a convenient place to meet friends or grab a meal, while nearby restaurants such as Onyu and Yan Restaurant offer options for Korean and Asian dining. For outdoor activities, Cahill Park and Discovery Point Park sit along the Cooks River and provide walking paths, open lawns, picnic areas and playgrounds. Cahill Park also has sports facilities and a riverside café, Kals on Cahill, where students can stop for brunch after a walk.

7. Mascot

Mascot offers a mix of shared houses and apartment rooms, with a private room typically costing around A$300–420 per week. The suburb is particularly convenient for students who travel frequently or want access to Sydney Airport. Mascot Station provides train connections to Central and the airport, while students travelling to UNSW can use connecting bus services towards Kensington.

Things to Do in Mascot

Mascot Central is the suburb's main shopping and dining precinct, located opposite Mascot Station. The open-air retail area includes Woolworths, cafés, restaurants and everyday services, making grocery shopping and grabbing a quick meal convenient for residents. Students looking for a café can try That Place Café for breakfast and brunch, while Teras Java is a local option for Indonesian food. Mascot Memorial Park offers green space for walking and outdoor exercise.

Average Rent Across Sydney's Student Suburbs

The table below compares the weekly rent for a private room in a shared house across the seven

suburbs.

Suburb	Best For	Typical Weekly Room Rent
Kingsford	UNSW students	A$260–380
Burwood	Students commuting to USYD and the city	A$250–330
Macquarie Park	Macquarie University students	A$230–340
Camperdown	University of Sydney students	A$300–420
Redfern	USYD and UTS students	A$250–380
Wolli Creek	Students who rely on trains	A$295–420
Mascot	Students travelling to the city or airport	A$300–420

How to Rent Cheap Student Accommodation in Sydney

uhomes.com is a reliable rental platform that helps students find and book their ideal **student accommodation in Sydney** at the lowest price. It features over 2,300 properties across Sydney, with weekly rents starting at A$260. Finding your ideal student home through uhomes.com is simple and takes just three steps:

Step 1: Search and Filter Properties

Visit the Sydney student accommodation page and enter your preferred university or suburb. Use filters to narrow down properties by weekly budget, room type, move-in date, tenancy length and facilities. For example, UNSW students can start with Kingsford, while USYD students can compare Camperdown, Redfern and Burwood.

Step 2: Compare Rooms and Check Availability

Compare rent, room layouts, furniture, bills, facilities and travel times to campus. Check property photos, videos and virtual tours to understand the living environment. If you are overseas, ask whether a live video viewing is available. Confirm the room type, move-in date and tenancy period before applying.

Step 3: Apply and Confirm Your Booking

Submit your application with the documents required by the property. Once approved, review the tenancy agreement, including rent, lease dates, payment arrangements and cancellation terms. Complete the booking and payment through the confirmed process, then keep your booking confirmation and prepare for move-in.



Photo: Max Vakhtbovych via Pexels

What to Check Before Renting Student Accommodation in Sydney

Before signing a lease, make sure you understand the full cost of renting, the lease terms and your responsibilities as a tenant. The weekly rent is only part of the picture. Pay particular attention to these points:

- Rent and bills: Check whether electricity, gas, water and internet are included in the rent. If bills are shared, find out how they are split between housemates and whether any extra fees apply.
- Lease terms: Read the agreement carefully, including the lease dates, rent payment schedule and break lease conditions. A lease that runs beyond your semester or exchange programme could leave you paying rent after your studies end.
- Rental bond: In NSW, the bond for a standard residential tenancy is generally no more than four weeks' rent. The landlord or agent must lodge it with NSW Fair Trading. Tenants can also use Rental Bonds Online to pay and manage their bond.
- Property condition: Inspect the room and shared areas before moving in. Check that appliances, furniture, windows, doors and bathroom fixtures are in good condition. Record any existing damage in the condition report and take photos for your records.
- Rental scams: Never pay a deposit before confirming that the property and landlord or agent are legitimate. Inspect the property where possible, verify the agent's details and make sure you have a written agreement before transferring money.

Essential Tips for International Students Renting in Sydney

Renting in Sydney for the first time can be challenging, especially without an Australian rental history or the chance to inspect a property in person. Getting your documents ready and understanding the application process will help you secure a place with fewer delays.

- Get your documents ready: Rental applications commonly require a passport, visa details, university offer letter or enrolment confirmation, proof of funds and references. Having digital copies ready can speed up the process.
- Apply without an Australian rental history: A lack of local rental references does not automatically rule you out. Explain your situation to the landlord or property manager and provide alternative documents, such as your university offer letter, financial statements or a reference from a previous landlord.
- View the property before paying: Students applying from overseas can request a live video inspection. Ask to see the bedroom, kitchen, bathroom and shared areas, and confirm that the property matches the listing before transferring any money.
- Match the lease to your study dates: Exchange students and those on shorter programmes should check the available lease terms before applying. Confirm the minimum stay, fixed-term dates and any break lease costs.
- Check what comes with a furnished room: A furnished room usually includes a bed, desk and wardrobe, but bedding, cookware and tableware are not always provided. Confirm what is included before moving in so you can budget for anything you need to buy.

Conclusion

Finding affordable student accommodation in Sydney starts with choosing a suburb that fits both your budget and university location. Kingsford is a practical choice for UNSW students, Burwood offers more affordable shared rooms for students willing to commute, and Macquarie Park suits students at Macquarie University. For USYD students, Camperdown and Redfern offer shorter commutes, while Wolli Creek and Mascot provide alternative options with convenient train connections.

Before choosing a property, compare weekly rent, utility bills, room facilities and travel costs rather than focusing on rent alone. Students can use uhomes.com to compare more than 2,300 Sydney accommodation listings, filter by budget and room type, and check property details before booking. This makes it easier to find a room that fits both their study plans and living budget.

Frequently Asked Questions

1. What is the cheapest area to live in Sydney as a student?

Burwood and Macquarie Park are two suburbs worth considering for students on a budget. Both offer shared rooms at relatively affordable weekly rents and have convenient public transport connections. Students should also compare Kingsford and Redfern, depending on their university location.

2. How much does student accommodation cost in Sydney per week?

The cost depends on the room type and location. Based on a sample of Sydney student accommodation listings in November 2026, shared or twin rooms typically cost around A$400 per week, private rooms with shared bathrooms around A$450, en-suite rooms around A$590, and studios around A$600. Actual prices vary by property and lease conditions.

3. Which Sydney suburbs are best for UNSW and USYD students on a budget?

UNSW students can consider Kingsford due to its proximity to campus and light rail connection.

USYD students can compare Camperdown, Redfern and Burwood. Camperdown and Redfern offer shorter commutes, while Burwood can provide more affordable shared rental options for students willing to travel by train.

4. Can international students book accommodation in Sydney before arriving?

Yes. International students can search for properties, submit applications and confirm bookings online before travelling to Sydney. They should first check room availability, lease conditions, payment arrangements, and cancellation policies. If they cannot inspect a property in person, they can ask whether live video or virtual viewings are available.

5. Does student accommodation in Sydney include utility bills?

It depends on the property. Many purpose-built student accommodation providers include electricity, water and internet in the rent, while private rentals and share houses may require tenants to arrange or split utility bills. Students should check exactly which costs are included before signing a tenancy agreement.

Photo: Macourt Media via Pexels

CLICK HERE TO DONATE IN SUPPORT OF OUR NONPROFIT COVERAGE OF ARTS AND CULTURE

This entry was posted on Tuesday, November 10th, 2026 at 9:53 am and is filed under Check This Out
You can follow any responses to this entry through the Comments (RSS) feed. You can leave a response, or trackback from your own site.