

**"Making the right moves in selling and renting"**

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**It's a boy!**

**Congratulations to Lauren (Property Manager) and Andy Reardon on the safe arrival of Declan Charles on 16 December.**

**Holiday Closure**

Please be aware of our Christmas holiday period.

Closing: 5:00pm 23rd  
December 2016

Re-opening: 9:00am 3rd  
January 2017

Our tenants have a list of tradespeople in case of an emergency and Peter will be available if required on 0418 623 352

**Property Management News****Market update**

The rental market is certainly picking up pace as expected, we are seeing much more movement in terms of tenants vacating but equally the amount of tenants looking for property has also increased. We are expecting an influx of student groups and families towards the end of the year and the beginning of 2017.

**Insurance, landlord protection**

A reminder of the importance of landlord insurance. A good policy should protect you in the event of damage and loss of rent. Please check with your insurance company next time you are updating your policy or paying your premium to ensure you have a good policy that covers all likely events.

**Christmas End of Month and opening hours**

Please see Christmas opening hours' notice in this newsletter. The end of month owner payout will be conducted on Thursday 22 December 2016 due to the public holidays and closedown period. It may be required to plan for this period if you have payments attached to your rental payment deposits.

**Electronic statements & invoices**

A reminder when receiving your electronic statements that the invoices are attached in the month/period they are entered, they may not necessarily be attached to the monthly statement when they are paid. If an invoice that has been paid is not attached to your statement it will most likely be attached to the previous months statement. This is a software issue that unfortunately I cannot change at this stage, hopefully this will change in the near future.

**Garden Maintenance**

We have seen an unseasonable amount of rain in recent months, leading to the rapid growth of grass and weeds. We have emailed all tenants to reaffirm that they are responsible to attend to the mowing and edging of lawns as well as the maintenance and weeding of gardens, including the nature strip, at the property they are renting.

Please don't hesitate to contact me if you need to discuss any matter on 0419 219 262 or email me at [sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)

Regards,  
Sam Andrighetto

**Properties recently rented**

**AINSLIE** 2 bed home \$500pw  
**AINSLIE** 3 bed home \$600pw  
**AINSLIE** 3 bed home \$620pw  
**AINSLIE** 4 bed home \$640pw  
**AINSLIE** 3 bed home \$680pw  
**AINSLIE** 4 bed home \$720pw  
**BRADDON** 2 bed apart \$460pw  
**BRUCE** 3 bed t/house \$510pw  
**CARWOOLA** 4 bed home \$800pw  
**DICKSON** 3 bed home \$550pw  
**DICKSON** 4 bed home \$680pw  
**DOWNER** 3 bed home \$510pw  
**KINGSTON** 2 bed apart F/F \$520pw  
**O'CONNOR** 4 bed home \$720pw  
**RED HILL** 4 bed home \$520pw  
**WATSON** 3 bed home \$450pw

**Properties currently for rent**

**AINSLIE** 4 bed home \$650pw  
**BRADDON** 1 bed unit \$330pw  
**BRADDON** 1 bed apart \$395pw  
**BRADDON** 2 bed apart \$430pw  
**BRADDON** 3 bed dual occ \$630pw  
**CAMPBELL** 4 bed home \$950pw  
**DICKSON** 1 bed duplex \$400pw  
**JERRABOMBERRA** 5 bed home \$990pw  
**KALEEN** 1 bed unit \$345pw  
**KINGSTON** 1 bed apart \$430pw  
**KINGSTON** 2 bed F/F apart \$600pw  
**MAWSON** 2 bed apart \$330pw  
**O'CONNOR** 4 bed home \$850pw  
**PAGE** 2 bed duplex \$395pw  
**TURNER** 2 bed unit \$410pw  
**WATSON** 3 bed home \$410pw

## Sales News

December certainly lived up to its reputation in real estate terms as "the panic month" as buyers and sellers strive to wrap things up prior to Christmas.

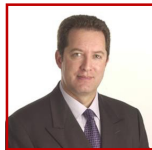
Sales in the top end and good inner area properties were strong during December 2016.

Website and general enquiries have been constant from mid-November to now—which should mean the first quarter of 2017 will continue the activity from 2016 with further price rises predicted.

**Talk to me about your next purchase—free friendly advice on all real estate matters.**

I take this opportunity to wish you all a merry Christmas and safe and happy New Year.

As always, please feel free to contact me any time on 0418 623 352 to discuss the value of your property and best marketing strategies.



*Cheers, Peter Andrighetto*

## On the market

**BRADDON—83 Torrens Street**—Development site of 1,528m<sup>2</sup>, RZ3 zoning, 2 storey unit development, 65% plot ratio—subject to development controls. EER 1.5.

**Expressions of Interest close 3pm Tues 14 February 2017**

**BRADDON—11/62 Lowanna Street**—2 bedroom ensuite courtyard apartment. Superb location, spacious design. 94m<sup>2</sup> living space + 35m<sup>2</sup> courtyard. EER 5—**\$489,000**

**KALEEN—22 Callabonna Street**—Meticulously maintained Kaleen home with RZ2 zoning. EER 2—**\$659,900**

**KINGSTON—111/20-22 Eyre Street**—2 bedroom top floor apartment, plenty of storage, north facing balcony, 2 car parks. EER 6—**\$550,000**

**KINGSTON—41/21 Dawes Street**—Luxury executive 2 bedroom ensuite apartment with north-facing courtyard in ultra-convenient location. EER 5.5—**\$650,000+**

**KINGSTON—9/19 Leichhardt Street**—Large modern 2 bedroom ensuite apartment with large balcony and treetop outlook, 2 car parks. EER 3—**\$750,000**

**MAWSON—13 & 14/22-72 Mawson Place**—Total first floor premises of 982m<sup>2</sup> in the heart of Southlands shopping precinct. Leased at \$180,000pa excl. GST—**\$1.7m+**

**O'CONNOR—5 Wattle Street**—RZ4 land bank opportunity. Solid brick 1960's 3 bedroom home. EER 0—**\$865,000**

**WEETANGERA—12 & 14 Shumack Street**—1,899m<sup>2</sup> RZ2 development site, DA approved for 6 x 3 bedroom ensuite townhouses. EER 1 & 2—**\$Negotiable**

**WRIGHT—11/40 Philip Hodgins Street**—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**\$327,000**

## On the market soon

**AINSLIE**—3 bedroom ensuite 2 storey townhouse

**CAMPBELL**—4 bedroom ensuite duplex

**DICKSON**—1,226m<sup>2</sup> approx. RZ4 site 80% plot ratio

**TURNER**—1,074m<sup>2</sup> approx. RZ4 site 80% plot ratio

## Featured property



**BRADDON—83 Torrens Street**

**Development site of 1,528m<sup>2</sup>. A rare offering!**

Blue chip land bank opportunity. Located in the heart of Braddon on the corner of Ijong and Torrens Street.

RZ3 zoning—2 storey unit development, 65% plot ratio—subject to development controls. Ideal townhouse site with north aspect along Ijong Street. Crown lease—residential purposes. 3 bedroom 1940's brick residence—separate lounge dining area, kitchen meals, central bathroom, double metal garage.

**Expressions of Interest close 3pm Tues 14 February 2017**

## Sold/Under Offer

**AINSLIE—266 Duffy Street**—Sensational 2 storey 4 bedroom ensuite residence set on 910m<sup>2</sup> block backing Mt Ainslie Reserve. EER 1.5—**\$1,200,000**

**AINSLIE—168 Duffy Street**—The ultimate family home. 6 bedrooms, ensuite, 2 bathroom plus study. 349m<sup>2</sup> of living area, 878m<sup>2</sup> block. EER 4.5—**\$1,600,000**

**BRADDON—12/20 Ijong Street**—2 storey 2 bedroom ensuite townhouse. Best position in development. Lots of north sun. 2 basement carparks. EER 4—**\$540,000**

**DICKSON**—Double brick top floor unit in small complex, fantastic location. EER 3.0—**Under Offer**

**GUNGALIN—207/100 Gungahlin Place**—Established 2 bedroom ensuite apartment in the bustling Gungahlin Town Centre 74m<sup>2</sup> living + 10m<sup>2</sup> balcony. EER 6—**Under Offer**

**HACKETT—13 Caldwell Street**—Renovators special! Solid brick 4 bedroom home set on 779m<sup>2</sup> block with north aspect to rear. EER 0—**\$753,500**

**TURNER—51 Macleay Street**—House and flat. Full brick 3 or 4 bedroom family home. Separate 1 bedroom self-contained flat. 1,075m<sup>2</sup> block. EER 1.5—**\$1,475,000**

**TURNER—64 Ormond Street**—Amazing 3 or 4 bedroom plus study, ensuite, fully renovated brick home. Double garage and outdoor kitchen. EER 2.0—**\$1,525,000**

## Commercial properties for lease

**BRADDON—42 Mort Street—Unit 5**—211.5m<sup>2</sup> approx. open plan, contemporary styled 1st floor office premises.

**FYSHWICK—194 Gladstone Street**—308m<sup>2</sup> approx. + 298m<sup>2</sup> approx. yard. Fitted out for office and workshop.

**NARRABUNDAH—18 Iluka Street—1st floor**—126m<sup>2</sup> approx. 3 separate offices, open central area, 2 x kitchenettes

**TURNER—1B/9 McKay Street**—93m<sup>2</sup> approx. office, full length balcony, 2 car spaces

Contact Peter Andrighetto—0418 623 352

For Sale



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI  
Principal  
peter@wrightdunn.com.au

## Thinking of buying or selling?

If you are looking to buy a property, or interested in the current market value of your property with a view to selling please contact Peter or Jane to arrange an appraisal. Ph: 02 6257 2700.



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