

"Making the right moves in selling and renting"

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We're on the web!
www.wrightdunn.com.au

We are going paperless towards the latter part of 2015. We will be sending statements and correspondence electronically after purchasing a new software package. We will keep you updated as to how this progresses.

Electronic Statements

If you do not currently receive an electronic copy of your monthly statement and would like to, please email a request to accounts@wrightdunn.com.au

Property Management News**Un-flued Gas Heaters**

Coming into the cold months heaters are a topical issue once again. Below is a link to a document relating to un-flued gas heaters. Gas heaters are still sold in the ACT, usually to be plugged into a gas bayonet and they are un-flued, meaning the gas gets dispersed into the home as opposed to being flued out of the property.

These types of heater are controversial and are banned overseas and in some Australian States due to health and safety concerns surrounding un-flued gas heaters.

If you do have concerns with the type of heating your property has please contact your property manager to discuss the issue or to obtain quotes for heating or alternative heating/upgrade.

[http://www.health.gov.au/internet/main/publishing.nsf/Content/4DBDB4D71B236091CA257BF001D2332/\\$File/unflued%20gas%20heater%20use.pdf](http://www.health.gov.au/internet/main/publishing.nsf/Content/4DBDB4D71B236091CA257BF001D2332/$File/unflued%20gas%20heater%20use.pdf)

Fair and reasonable emergency situations

Emergency situations require both tenant and lessors to be fair and reasonable following emergency maintenance. There are responsibilities on both sides to mitigate damage to the property, inconvenience to tenants and also damage to tenant belongings.

First and foremost we must determine that the issue is actually an emergency, can it wait until the next day without causing damage or is it deemed an essential item according to legislation? In an ideal world the tenant would know exactly what to do in the event that something is going wrong with the property, but some understanding should be awarded the tenant if they genuinely were trying to protect the property and do the right thing.

Our legislation gives the right to a tenant to organise their own emergency maintenance (if actually a genuine emergency). We do provide guidelines to the tenant and information to control the outcome in the form of an "emergency maintenance procedure", which involves logging a call with Peter as part of the process.

If emergency maintenance has been organised by us or the tenant you will be advised the next business day. We always endeavour to follow our duty of care and act in the best interest of the property and you as the owner.

As always if you have any comments or feedback please contact me on sam@wrightdunn.com.au



Regards, Sam Andrighetto

Properties currently for rent

AINSLIE 4 bed home **780pw**
CARWOOLA 4 bed+land **\$565pw**
CURTIN 1 bed granny flat **\$290pw**
CURTIN 3 bed home **\$400pw**
KAMBAH 2 bed t/house **\$390pw**
LYNEHAM 2 bed flat **\$ 345**
LYNEHAM 2 bed flat **\$ 255pw**
O'CONNOR 1 bed gdn flat **\$300pw**
REID 1 bed apart **\$410pw**
SPENCE 3 bed home **\$ 430pw**
WATSON 2 bed c/yard unit **\$370pw**

Properties recently rented

AINSLIE 2 bed home **\$390pw**
AINSLIE 3 bed home **\$620pw**
AINSLIE 3 bed home **\$750pw**
AINSLIE 4 bed home **\$590pw**

AMAROO 3 bed t/house **\$450pw**
BANKS 3 bed t/house **\$325pw**
BRADDON 2 bed flat **\$440pw**
BRUCE 1 bed apart **\$320 pw**
CASEY 2 bed apart **\$340pw**
DOWNER 2 bed flat **\$375pw**
GRIFFITH 1 bed loft **\$390pw**
HACKETT 4 bed home **\$450pw**
LYNEHAM 3 bed t/h **\$400pw**
LYNEHAM 4 bed home **\$490pw**
KAMBAH 3 bed **\$420pw**
PAGE 3 bed home **\$370pw**
QUEANBEYAN 2 bed flat **\$220pw**
TURNER 1 bed furn **\$300pw**
DOWNER 2 bed flat **\$290pw**
WATSON 3 bed c/yard unit **\$450pw**
WATSON 3 bed home **\$ 500pw**
WATSON 3 bed home **\$ 500pw**

Sales News

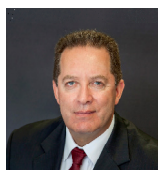
May 2015 activity continued to be steady and inspections at open homes were up on April.

There appears to be a lot of buyers in all price brackets throughout Canberra. Investors have started to make their move on properties in the \$300,000+/- price bracket and are targeting inner north units and best buys in the Gungahlin area.

Properties for sale in the inner north and inner south are still "hot" with entry levels moving upward.

Rents have stabilised and while they have come down from the highs of 2013, Canberra investment properties are achieving 3-5% return, which will be better than bank term deposit rates for some time.

As always, please feel free to contact me any time on 0418623352 to discuss the value of your property and best marketing strategies.



Cheers, Peter Andrighetto

On the market



AINSLIE — 14 Ebdon Street—3 bedroom ensuite home with family room and 2 carport spaces. EER 3.5

Auction Saturday 6 June 2015—12:00pm on site

HALL— 4 Alexandra Street—Level 2028m² block with north east aspect with back lane and front access.

Auction Saturday 13 June 2015—11:00am on site

PEARCE — 30/29 Pethebridge Street—Single level 2 bedroom townhouse, enclosed courtyard, 1 car park. EER 2.0

Auction Saturday 13 June 2015—12:30pm on site

BRADDON—222/74 Northbourne Avenue—2 bedroom ensuite apartment, 1 car park. EER 6—**\$429,950**

DOWNER—6/25 Frencham Street—2 bedroom first floor unit, 1 car park. EER 3.0 — **\$330,000+**

HALL—4 Gibbes Street—4 bedroom + study, ensuite, rumpus. 2027m² block. EER 0.5—**Expressions of interest close 3:00pm 2 June 2015**

KINGSTON—66/21 Dawes Street—2 bedroom, ensuite apartment, 2 car parks. EER 5.5 — **\$750,000**

KINGSTON—45/18 Kennedy Street—2 bedroom ensuite apartment on the 2nd floor, 2 car parks. EER 5.5 — **\$740,000**

WATSON—2/64 Knox Street—1 bedroom unit, upgraded kitchen. 1 car park. EER 5—**\$245,000**

WATSON—7/64 Knox Street—2 bedroom unit, original condition, small complex. 1 car park. EER 4—**\$265,000+**

WATSON—2/113 Knox Street—Solid brick first floor 2 bedroom unit, 1 car park. EER 4—**\$270,000+**

Commercial Properties - For Lease

ACTON—Lennox Crossing 'Limestone House'—145m² office space adjacent to National Museum of Australia—rare offering.

ACTON—Lennox Crossing 'Superintendents House' — 235m² office space adjacent to National Museum of Australia—rare offering.

Featured property



HALL — 4 Alexandra Street

Last vacant block in Hall Village — a very rare opportunity.

This property has been held by the original pioneer family group of Hall since the late 1800's. Level 2028m² block with north east aspect to rear. Back lane access from Merchants Lane and front access from Alexandra St. RZ1 zoning - residential. New 99 year crown lease from 6 February 2015. Opportunity to design and build your dream home!

Auction Saturday 13 June 2015 — 11:00am on site

Sold/Under Offer

BRADDON—20/28 Torrens Street — 2 bedroom ensuite apartment, 1 car park. EER 3—**Under offer**

CHIFLEY—71/7 Medley Street—2 bedroom, 1 bath apartment. EER 1.5—**Under Offer**

DUNLOP—3 Swallow Street—3 bedroom home, double garage. EER 4.5 — **\$430,000**

KINGSTON—57/21 Dawes Street—2 bedroom, one bathroom apartment. EER 6.0 — **\$528,000**

KINGSTON—13/33 Dawes Street—2 bedroom, ground floor apartment with 1 car park. EER 4—**\$436,000**

LYNEHAM—43/2 Archibald Street—Upmarket 2 bedroom ensuite apartment. 2 car parks. EER 6—**Under offer**

NGUNNAWAL—4/33 Yarrowonga Street—2 storey, 3 bedroom townhouse. EER 5.0 — **\$320,000**

O'CONNOR—31/2 Clianthus Street—2 bedroom top floor unit. Walk to Lyneham shops. EER 2.5—**Under offer**

PALMERSTON—2/3 Mainwaring Rich Circuit—Single level 2 bedroom townhouse. S/garage. EER 2.5 —**Under offer**

QUEANBEYAN—26 Cassinia Street—3 bedroom home, double garage, storage area. Great views— **Under offer**

REID—38/1 Allambee Street—3 bedroom ensuite 2 storey townhouse. EER 5.5—**\$587,000**

WATSON—10A/111 Knox Street—2 bedroom unit, upgraded kitchen, balcony. 1 car park. EER 4—**Under offer**

Commercial Properties - For Lease

CITY—2/11 London Circuit—235m² Office premises has recently had a new fit-out including office furniture

FYSHWICK—80-82 Wollongong Street

Unit 3—125m² approx. shop front

Units 4&5—247m² approx. large shop front

PHILLIP— 43-57 Townshend Street

Unit 1A—Shop front, 56.65m²

Unit 101—First floor premises wing, 243m²

Contact—Peter Andrighetto 0418 623 352

Auction

For Sale



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI
Principal
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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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