

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

13 Edgar Street,  
PO Box 4008  
Ainslie, A.C.T. 2602

Phone: 02-6257 2700  
Fax: 02-6257 4598

[www.wrightdunn.com.au](http://www.wrightdunn.com.au)

Email:  
[sales@wrightdunn.com.au](mailto:sales@wrightdunn.com.au)

**Buying an investment property?**

Don't forget to claim depreciation. We can provide you with a flyer and discount voucher from a property depreciation specialist. A depreciation schedule is especially useful for all newly purchased investment properties. It is important that you have an accurate depreciation schedule for your investment property as this may save you many dollars in tax. Should you have any queries feel free to call Peter Andrighetto on 6257 2700 or email [sales@wrightdunn.com.au](mailto:sales@wrightdunn.com.au)

**Electrical Safety Recall**

Eaton Industries Pty Ltd has issued a safety recall on the *Quicklag ELQ Earth Leakage Circuit Breaker (RCBO)*. For further information please contact Samantha at [sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)

**Electronic Statements**

If you do not currently receive an electronic copy of your monthly statement and would like to, please email your request to [accounts@wrightdunn.com.au](mailto:accounts@wrightdunn.com.au)

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

Market remains similar to the past few months, particularly as the region is so cold there is not a lot of movement. There are perhaps a few more student groups around at the commencement of the second semester of university.

**Compensation for lack of facilities in a property**

A tenant can seek compensation, by request or negotiation through our office or through ACAT (ACT Civil and Administrative Tribunal) for the lack of use of something in their rental property. For example, if a tenant is without a dishwasher for a prolonged period, or perhaps the use of a bathroom or a bedroom, ACAT will most likely award the tenant a reduction in rent during the period that the tenants haven't been able to use the item or area.

We have legislation we must abide by; giving us a guideline of timing to make repairs (this does not include improvements, just maintenance on the

property). We must complete maintenance within 4 weeks of the tenant reporting it (not including emergency).

Of course this is within reason and in most cases tenants are reasonable as long as they are aware that we are attempting to rectify the issue. There will always be tenants that are very aware that they can seek compensation and do.

If the tenant wants to negotiate out of Tribunal, this is the best way to keep the tenant and owner/agent relationship in good order.

Thank you to all our owners who have referred their friends and family, we are always so pleased to hear the positive feedback. Having said that, feedback good or bad is certainly appreciated.

Kind Regards,  
Sam Andrighetto  
0419 219 262

**Properties recently rented**

**AINSLIE** 3 bed home **\$630pw**  
**AINSLIE** 3 bed home **\$750pw**  
**AMAROO** 3 bed home **\$560pw**  
**BELCONNEN** 3 bed t/house **\$455pw**  
**BRADDON** 2 bed apart **\$450pw**  
**BRADDON** 1 bed apart F/F **\$460pw**  
**BRUCE** 1 bed apart **\$330pw**  
**CAMPBELL** 1 bed apart **\$340pw**  
**CITY** 2 bed apart **\$590pw**  
**DICKSON** 2 bed apart **\$460pw**  
**DICKSON** 3 bed home **\$525pw**  
**GIRALANG** 4 bed home **\$550pw**  
**GOWRIE** 3 bed home **\$450pw**  
**HACKETT** 1 bed duplex **\$310pw**  
**HUGHES** 3 bed home **\$470pw**  
**KAMBAH** 3 bed home **\$450pw**  
**LYNEHAM** 2 bed t/house **\$410pw**  
**NARRABUNDAH** 2 bed apart **\$500pw**  
**O'CONNOR** 1 bed apart **\$290pw**  
**O'CONNOR** 4 bed home **\$560pw**

**Properties recently rented cont.**

**TURNER** 3 bed home **\$540pw**  
**WATSON** 1 bed unit **\$275pw**  
**WATSON** 2 bed apart **\$290pw**  
**WATSON** 3 bed home **\$450pw**  
**WESTON** 3 bed home **\$530pw**

**Properties currently for rent**

**AINSLIE** 5 bed home \$1,100pw  
**BRADDON** 2 bed apt \$580pw  
**BRADDON** 2 bed apt \$430pw  
**BRADDON** 1 bed apt \$340pw  
**CAMPBELL** 4 bed home \$750pw  
**CURTAIN** 3 bed home **\$450pw**  
**GUNGAHLIN** 1 bed apt \$320pw  
**HARRISON** 4 bed home \$550pw  
**KAMBAH** 3 bed t/house \$330pw  
**NGUNNAWAL** 3 bed t/house \$400pw

## Sales News

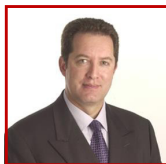
July 2017. Good activity throughout July with many buyers competing at auctions. Entry level in the inner-north is starting to level at the \$700,000 mark. With interest rates being affordable buyers are showing more confidence and are prepared to pay a little more to secure the right property.

Inner-north area new townhouse developments are becoming sought after with buyers happy to pay \$850,000-\$1M+ for executive style 3 bedroom ensuite townhouses. The downsizers are leading the enquiry as are professional couples wanting the convenience of walking distance to the city and Braddon restaurant precincts.

I expect the Canberra market will be constant for the next 3-4 months and for prices to continue to increase throughout 2017.

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



## Featured property



**AUCTION**

### FLYNN—8 Plowman Place

**Upgraded 3 bedroom residence ,cul-de-sac location, north aspect, 732m<sup>2</sup> block, walk to park land.**

All the hard work has been done. Tiled open plan living, recent new kitchen has gas cooking, dishwasher . Recent new bathroom with bathtub and separate shower. 3 good sized bedrooms with built in robes. R/C A/C. Enclosed backyard, double garage. Long term family group now selling. EER 0.5.

**AUCTION—Saturday 12 August 2017 11am on site**

### Sold/Under offer

**DICKSON—29 & 31 Wakefield Avenue**—Development site of 1,226m<sup>2</sup> approx. RZ4 zoning, 80% plot ratio—3 storey unit development subject to development controls. EER 2 & 0—**\$1,800,000**

**DICKSON—35 Stockdale and 88 Dooring Street**—Development site of 1,478m<sup>2</sup> approx. RZ4 zoning, 80% plot ratio—3 storey unit development - subject to development controls. EER 2.5 & 2.5.—**\$1,980,000**

**FLYNN—100 Tillyard Drive**—Renovators delight! 6 bedrooms, 2 bathrooms, family room plus rumpus room, 1,040m<sup>2</sup> block siding reserve. EER 1—**Under Offer**

**O'CONNOR—11/27 Berrigan Crescent**—2 bedroom ens apartment, central inner north location. Easy access to Lyneham, O'Connor, ANU & City. EER 6—**\$540,000**

**O'CONNOR—3/4 Hay Street**—Modern 2 storey 2 bedroom ensuite townhouse set in a boutique development of only 7. Short walk to O'Connor shops. EER 6—**\$540,000**

**REID—34 Elimatta Street**—Charm and character of days gone by. 3 bedroom residence set on a glorious 1,208m<sup>2</sup> parcel of land. EER 2.—**\$1,360,000**

**WATSON—5 Foster Place**—Amazing 1,467m<sup>2</sup> block—3 bedroom residence, 2 living areas. Opportunity to upgrade to suit your needs. EER 1—**\$850,000**

**WATSON—7 McCawley Street**—Great location, short walk to parkland and play area. 3 bedroom residence. Opportunity to renovate. 696m<sup>2</sup> level block. EER 1.—**\$730,000**

**WRIGHT—17/62 Max Jacobs Avenue**—'Ambiente'—1 bedroom easy care townhouse with lock up garage and enclosed courtyard. EER 5.5—**\$308,000**

### On the market soon

**BRADDON**—2 bedroom ensuite courtyard apartment

**BRUCE**—3 bedroom ground floor apartment, office fit-out

**BYWONG**—4 or 5 bedroom home, 20 acres approx.

**AINSLIE**—4 bedroom ensuite residence. Fully renovated.

## On the market

**FLYNN—8 Plowman Place**—Upgraded 3 bedroom residence ,cul-de-sac location, north aspect, 732m<sup>2</sup> block, walk to park land. EER 0.5

**AUCTION—Saturday 12 August 2017 11:00am on site**

**DICKSON—69 Wilshire Street**—3 bedroom semi-detached residence in the heart of Dickson, walk to shops, schools and transport. EER 0.5

**AUCTION—Saturday 12 August 2017 1:00pm on site**

**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—**\$1.5m+**

**REID—43/14 Boolee Street**—'Monterey' - 1 bedroom City edge apartment. 1st floor location, full length balcony overlooking Glebe Park. EER 6—**\$Negotiable**

**TURNER—10/33 Moore Street**—Top level 2 bedroom ensuite apartment. 85m<sup>2</sup> approx. living space + full length balcony. 1 basement car space. EER 6—**\$538,000**

## Commercial properties for lease

**BELCONNEN—4 Weedon Close—Unit 1 & 2**—250m<sup>2</sup> approx. shop front premises + arcade frontage.

**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. + 98m<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 kitchenettes

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

**FYSHWICK—1B/80-82 Wollongong Street**—125m<sup>2</sup> approx. shop front unit, full length balcony, 2 car spaces, suit many users.

Contact Peter Andrighetto—0418 623 352

Auction For Sale



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI  
Principal. Licensee ACT & NSW  
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.



Jane Waslin  
Sales Consultant  
jane@wrightdunn.com.au

[www.wrightdunn.com.au](http://www.wrightdunn.com.au)