

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

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**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).

**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**

Shortage of rental properties; we have a limited amount of properties on the rental market at the moment and generally properties are renting fairly quickly if priced well at current market rent for the type of property and the area it is in.

We are preparing for busy times ahead and as previously mentioned our property management team is flexible, we work according to our internal procedures but at the same time we adapt to the market, what tenants are expecting and the demand at the time.

**Are you paying your own water bills? (Where consumption is applicable)**

A reminder if you pay your own water and sewerage invoice where water consumption is applicable, you need to forward that invoice to our office asap once paid. This is in order for us to seek reimbursement from the tenant. If invoices are not sent on a regular basis the tenants are within their rights according to ACAT to expect that they will not be paying water consumption, and therefore not pay it.

**Viewing your property around the Christmas period**

If you are from interstate or overseas and wish to view your property during December or January, we do need to negotiate an appropriate time with the tenant and give them plenty of notice, keeping in mind they may have holiday plans or visitors over this time. Please let your property manager know if you would like to make arrangements to view your property.

On a similar note, you are always more than welcome to attend the routine inspections along with your property manager. You may be concerned about a particular thing, or perhaps you just want to have a look at the property, please feel free to contact us to arrange.

As always we very much welcome your feedback, please do not hesitate to contact me personally on 0419 219 262 or at [sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)

Regards,  
Sam Andrighetto

**Properties recently rented**

**AINSLIE** 3 bed home \$470pw  
**AINSLIE** 3 bed home \$490pw  
**AINSLIE** 3 bed home \$520pw  
**AINSLIE** 4 bed home \$790pw  
**BELCONNEN** 2 bed t/house \$375pw  
**BRADDON** 2 bed apart \$425pw  
**DICKSON** 3 bed duplex \$530pw  
**DOWNER** 1 bed unit \$285pw  
**GRIFFITH** 2 bed apart F/F \$610pw  
**KINGSTON** 2 bed apart F/F \$520pw  
**LYONS** 2 bed apart \$475pw  
**PHILLIP** 2 bed t/house \$430pw  
**TURNER** 1 bed unit \$295pw  
**WANNIASSA** 3 bed home \$465pw

**Properties currently for rent**

**AINSLIE** 5 bed home \$1,100pw  
**BRADDON** 1 bed unit \$360pw  
**BRADDON** 2 bed apart \$470pw  
**DICKSON** 3 bed home \$550pw  
**DOWNER** 3 bed home \$510pw  
**GRIFFITH** 1 bed apart F/F \$485pw  
**HACKETT** 1 bed gdn flat \$200pw  
**HACKETT** 3 bed home \$450pw  
**LYNEHAM** 2 bed unit \$320pw  
**O'CONNOR** 4 bed home \$720pw  
**PAGE** 1 bed home \$270pw  
**RED HILL** 3 bed home \$500pw  
**TURNER** 1 bed apart \$420pw  
**WATSON** 3 bed home \$TBA  
**YARRALUMLA** 1 bed apart \$400pw

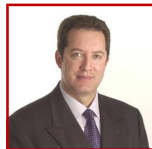
## Sales News

October certainly has created a lot of activity with buyers being very busy inspecting and researching properties with the view of securing property by the end of 2016.

Auction results have been exceptional and prices have moved upwards as buyers (thanks to low interest rates) are targeting inner areas and value buying outer area properties.

November and December 2016 should see above average sales throughout Canberra, with the expectation of continued growth through to the 1st quarter of 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

## On the market

**BRADDON—12/20 Ijong Street**—2 storey 2 bedroom ensuite townhouse. Best position in development. Lots of north sun. 2 basement carparks. EER 4  
**AUCTION—Saturday 29 Oct 2016 11:00am on site**

**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  
**AUCTION—Saturday 19 Nov 2016 11:00am on site**

**TURNER—64 Ormond Street**—Amazing 3 or 4 bedroom plus study, ensuite, fully renovated brick home. Double garage and outdoor kitchen. EER 2.0  
**AUCTION—Saturday 26 Nov 2016 11:00am on site**

**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.  
**Expression of Interest—Closes 3pm Tues 1 Nov 2016**

**WEETANGERA—12 & 14 Shumack Street**—1,899m<sup>2</sup> development site, RZ2 zoning, DA approved for 6 x 3 bedroom ens townhouses. EER No 12: 1, EER No14: 2  
**Expression of Interest—Closes 3pm Tues 15 Nov 2016**

**GUNGAHLIN—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—**\$349,950**

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

**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+**

**WRIGHT—11/40 Philip Hodgins Street**—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**\$332,500**

## Featured property



**AINSLIE—266 Duffy Street— AUCTION**  
**Sensational 2 storey 4 bedroom ensuite family home backing Mt Ainslie Reserve. 910m<sup>2</sup> block.**

**Features:** Open plan dining, kitchen, and family room with hard wood floors. Upstairs parents retreat has ensuite, study, and balcony. Separate TV room or 5th bedroom, rear deck entertaining areas, and more... EER 1.5.

**AUCTION—Saturday 19 November 2016 11:00am on site**

## Sold/Under Offer

**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**

**DICKSON—25 & 27 Wakefield Avenue**—1,427m<sup>2</sup> approx. RZ4 site. 80% plot ratio, 3 storey unit development—subject to development controls. EER 1.5 & 0.5—**\$1,900,000**

**FRANKLIN—4/92 Henry Kendall Street**—3 year old modern 2 storey, 3 bedroom townhouse. 2 enclosed courtyards and 2 car parking spaces. EER 5—**\$480,000**

**HACKETT—7 Dunlop Street**—1960's contemporary 3 bedroom U-shaped residence. Set on 810m<sup>2</sup> block. EER 0—**\$685,000**

**HAWKER—10/42 Jinka Street**—Sensational spacious single level freestanding townhouse. Fully renovated, 3 bedrooms, ensuite, study, 2 living areas. EER 1.5—**\$690,000**

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

**QUEANBEYAN—19A Adams Street**—Immaculately presented modern 2 storey 3 bedroom townhouse in a development of only 3—**\$422,500**

**THEODORE—17/67 Ern Florence Crescent**—Single level freestanding 3 bed townhouse with attached lock up garage. EER 2—**\$352,500**

## 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, 1 x bath

**TURNER—1B/9 McKay Street**—93m<sup>2</sup> approx. office, 2 car spaces  
*Contact Peter Andrighetto—0418 623 352*

## On the market soon

**BRADDON**—2 bedroom ensuite courtyard apartment

**HACKETT**—4 bedroom brick home. 779m<sup>2</sup> approx. block

**KALEEN**—3 bedroom ensuite home with extended living area

**KINGSTON**—2 bedroom ensuite courtyard apartment

Auction

EOI

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.

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



Jane Waslin  
 Licensed Agent  
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