

"Making the right moves in selling and renting"

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Smoke Alarms

With recent amendments to the Residential Tenancies Act 1997 effective 24 August 2017 Lessors are required to install smoke alarms in their rental properties. Tenants are responsible for changing batteries as necessary. Please talk to our property managers for details and installation costs.

Office Closures

The Wright Dunn Real Estate office will be closed for Family and Community Day on Monday 25 September 2017 and for Labour Day on Monday 2 October 2017. Peter will be available if required on 0418 623 352.

Updating Contact Details

Don't forget to update any changes to your contact details with us.

For changes please email accounts@wrightdunn.com.au

Property Management News**Market**

We are seeing minor rent increases as we head towards the end of the year, it should start to change dramatically around November. The ideal time for your property to become vacant to relet is between November and February, this is our peak time where we achieve the highest possible rents for each property.

Maintaining or upgrading your property

Keeping your property updated is something that if you were living there, you would probably do on a regular basis. Completing upgrades to your property does not always equate to more rent. More often than not the property is worth a similar rental amount. What does happen is that tenant satisfaction with the property is elevated, therefore tenant retention is better.

Coming into a new financial year it may be worth considering completing some tax deductible maintenance for this financial year. If you are interested please contact your property manager.

Rent increases

Many owners would be concerned about the ACT Government increases in Rates that have come into effect this financial year; it will be a noticeable difference particularly in units. Ideally rents should increase to counteract this however the rental market and the value of properties don't necessarily correlate. The rental market has more to do with rental demand and property area, type and condition as well as what the property offers potential tenants (such as good heating). We hope for increases in rents into the near future to alleviate the pressure of the increased government charges.

Please do not hesitate to contact me if you need to discuss any matter on 0419 219 262 or email me at

sam@wrightdunn.com.au

Kind Regards
Sam Andrighetto

**Properties recently rented**

AINSLIE 3 bed home \$630pw
AINSLIE 3 bed home \$750pw
AINSLIE 5 bed home \$1,100pw
AMAROO 3 bed home \$560pw
BELCONNEN 3 bed t/house \$455pw
BRADDON 1 bed apart \$340pw
BRADDON 2 bed apart \$430pw
BRADDON 2 bed apart \$450pw
BRADDON 1 bed apart F/F \$460pw
BRADDON 2 bed apart \$580pw
BRUCE 1 bed apart \$330pw
CAMPBELL 1 bed apart \$340pw
CAMPBELL 4 bed home \$750pw
CITY 2 bed apart \$590pw
CURTIN 3 bed home \$450pw
DICKSON 2 bed apart \$460pw
DICKSON 3 bed home \$525pw
GIRALANG 4 bed home \$550pw
GOWRIE 3 bed home \$450pw
GUNGALIN 1 bed apart \$320pw
HARRISON 4 bed home \$550pw
KAMBAH 3 bed t/house \$330pw

Properties recently rented cont.

LYNEHAM 2 bed t/house \$410pw
NGUNNAWAL 3 bed t/house \$400pw
PAGE 1 bed duplex \$290pw
TURNER 3 bed home \$540pw
WATSON 1 bed unit \$275pw
WATSON 2 bed apart \$290pw
WATSON 3 bed duplex \$410pw
WATSON 3 bed home \$450pw
WESTON 3 bed home \$530pw

Properties currently for rent

AINSLIE 3 bed home \$520pw
AINSLIE 3 bed t/house \$630pw
CAMPBELL 1 bed apart \$390pw
DICKSON 1 bed apart \$385pw
KALEEN 1 bed flat \$330pw
KAMBAH 2 bed t/house \$380pw
LYNEHAM 1 bed apart \$390pw
QUEANBEYAN 1 bed unit \$220pw
WATSON 1 bed apart \$265pw

Sales News

August 2017. There doesn't seem to be any retreat in housing prices, as buyer activity throughout Canberra has been constant and competitive during Winter.

Prices achieved for Mr. Fluffy blocks have exceeded expectations with some blocks selling around \$1,300psm.

When we have an active winter, spring and summer will be assured of continued growth, even though seasonally more housing stock comes onto the market.

Once again, I expect Canberra's property prices to keep surging for the rest 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



Featured property



WRIGHT—168/61 John Gorton Drive—\$315,000
'Ambiente' - North facing 1 bedroom courtyard apartment.

The popular 'Ambiente' development has a pool and BBQ entertaining area. The spacious ground level 1 bedroom apartment boasts 62m² of living area plus front and rear courtyards. Features: intercom security system, open plan living dining and recessed study area with access to front sunny L-shaped courtyard, modern kitchen has stone bench tops, under bench oven, and dishwasher. Modern bathroom, built-in laundry. Bedroom has access to rear enclosed courtyard and walk-in-robe. Basement car park and reverse cycle air conditioning. EER 4.

This apartment is larger and more functional than most in Wright—you must inspect!

On the market

AINSLIE—6 Officer Crescent—Completely renovated pristine 4 bedroom ensuite residence. 933m² block within walking distance to Ainslie Shops. EER 4.

AUCTION—Saturday 2 September 2017 11:00am on site

MAWSON—13 & 14/22-72 Mawson Place—Total first floor premises of 982m² 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—**\$325,000**

TURNER—10/33 Moore Street—Top level 2 bedroom ensuite apartment. 85m² approx. living space + full length balcony. 1 basement car space. EER 6—**\$538,000**

WRIGHT—168/61 John Gorton Drive—North facing 1 bedroom in the Ambiente complex. Complex has pool and BBQ entertaining area. EER 4—**\$315,000**

Commercial properties for lease

BELCONNEN—4 Weedon Close—Unit 1 & 2—250m² approx. shop front premises + arcade frontage.

BRADDON—42 Mort Street—Unit 5—211.5m² approx. open plan, contemporary styled 1st floor office premises.

FYSHWICK—194 Gladstone Street—308m² approx. + 98m² approx. yard. Fitted out for office and workshop.

NARRABUNDAH—18 Iluka Street—1st floor—126m² approx. 3 separate offices, open central area, 2 kitchenettes

TURNER—1B/9 McKay Street—93m² approx. office, full length balcony, 2 car spaces

FYSHWICK—1B/80-82 Wollongong Street—125m² approx. shop front unit, full length balcony, 2 car spaces, suit many uses.

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

TURNER—2 bedroom ground level courtyard apartment

Sold/Under offer

DICKSON—35 Stockdale and 88 Dooring Street—

Development site of 1,478m² approx. RZ4 zoning, 80% plot ratio—3 storey unit development - subject to development controls. EER 2.5 & 2.5.—**\$1,980,000**

DICKSON—69 Wilshire Street—3 bedroom semi-detached residence in the heart of Dickson, walk to shops, schools and transport. EER 0.5—**\$730,000**

FLYNN—100 Tillyard Drive—Renovators delight! 6 bedrooms, 2 bathrooms, family room plus rumpus room, 1,040m² block siding reserve. EER 1—**\$600,000**

FLYNN—8 Plowman Place—Upgraded 3 bedroom residence, cul-de-sac location, north aspect, 732m² block, walk to park land. EER 0.5—**\$540,000**

O'CONNOR—11/27 Berrigan Crescent—2 bedroom ensuite 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**

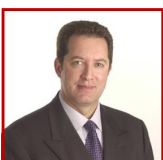
REID—34 Elimatta Street—Charm and character of days gone by. 3 bedroom residence set on a glorious 1,208m² parcel of land. EER 2.—**\$1,360,000**

WATSON—5 Foster Place—Amazing 1,467m² 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. 696m² 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**

For Sale Auction



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