

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

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**Office Closure**

Please note that our office will be closed on Monday 13th March 2017 for the Canberra Day public holiday.

Our thoughts are with those who suffered lost or damaged property in the recent devastating fires in the Carwoola area.

**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).

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

Property stock is low after the busy few months we have had with many tenants now settled for the year, we are certainly not seeing the frenzy of the past few months.

**ACAT – Wear and Tear v Damage (realistic expectations)**

In our experience when attending ACAT (ACT Civil and Administrative Tribunal) in relation to damage or wear and tear, ACAT members take into account the age of the damaged surface or item, such as carpet. This is taken into account when talking about replacement or compensation. There are many factors that are considered, however one important message we have been given for each tribunal hearing is that the expectation is owners replace the carpet and paint the walls on a fairly regular basis, within each 10 year period. This doesn't mean that in all cases we recommend you update paint and carpet this regularly but in terms of compensation this is an item that ACAT believes should be attended to, of course there are always exceptions to these guidelines and again many factors come into play when attending a tribunal hearing, every property and tenancy is different.

It is most common if damage is minor but above normal wear and tear that we take a monetary amount of compensation towards the eventual replacement of the damaged item. If you are returning to your property after a period of time keep in mind that the property should be substantially in the same condition but be mindful of general wear and tear. Reasonable wear and tear should be accepted, as it would if you lived in your own property.

**Gardens**

With much relief for our gardens we are finally seeing some cooler weather. Gardens have certainly suffered in recent weeks with many households unable to give sufficient water to prevent some loss of plants in the 40 plus temperatures. If you would like some advice on drought proofing your gardens please speak with your property manager.

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)

Kind Regards  
Sam Andrighetto

**Properties recently rented**

**AINSLIE** 3 bed home \$550pw  
**AINSLIE** 4 bed home \$950pw  
**BRADDON** 1 bed apart \$390pw  
**BRADDON** 1 bed apart \$395pw  
**BRADDON** 2 bed apart \$495pw  
**BRADDON** 2 bed apart F/F \$550pw  
**BRADDON** 2 bed apart F/F \$570pw  
**CAMPBELL** 4 bed home \$900pw  
**DEAKIN** 3 bed home \$575pw  
**DICKSON** 3 bed home \$550pw  
**DOWNER** 3 bed home \$550pw  
**FLYNN** 3 bed home \$390pw  
**FRANKLIN** 1 bed apart \$320pw  
**GRIFFITH** 2 bed apart \$370pw

**Properties recently rented cont.**

**KALEEN** 3 bed home \$550pw  
**PEARCE** 2 bed duplex \$380pw  
**SPENCE** 3 bed dual occ \$470pw  
**WATSON** 3 bed dual occ \$410pw

**Properties currently for rent**

**CHIFLEY** 3 bed home \$470pw  
**CITY** 1 bed apart \$550pw  
**DICKSON** 1 bed duplex \$395pw  
**HACKETT** 3 bed home \$480pw  
**HOLT** 2 bed apart \$360pw  
**O'CONNOR** 3 bed home \$725pw  
**WATSON** 1 bed unit \$300pw  
**WATSON** 2 bed unit \$330pw

## Sales News

The Canberra market is experiencing a surge in activity that is causing difficulty in pricing property that is in demand.

Larger inner area residences and development sites are sought after and unless you auction or EOI you will be underselling by many thousands of dollars.

Larger apartments and townhouses, 2 bedroom or 3 bedroom, are slowly starting to be in short supply. We recently sold a large inner city apartment that attracted several buyers in competition with the end result for the seller being much better than their expectations.

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

**CAMPBELL—29 White Crescent**—2 storey 4 bedroom ensuite residence. Superb location. Short walk to Campbell shops. EER 2.5.

**AUCTION—Saturday 4 March 2017 11:00am on site**

**WANNIASSA—4B Butterley Place**—Modern 3 bedroom ensuite home in dual occupancy development. 126m<sup>2</sup> living space. Single carport with roller door. EER 5.

**AUCTION—Saturday 11 March 2017 10:30am on site**

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

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

**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—**\$530,000+**

## On the market soon

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

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

**DICKSON**—3 bedroom house, RZ4 subject to amalgamation

**LYNEHAM**—2 bedroom 2nd floor unit

**TURNER**—Top level 2 bedroom ensuite apartment

## 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. + 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

Contact Peter Andrighetto—0418 623 352

## Featured property



**CAMPBELL—29 White Crescent**

**2 storey 4 bedroom ensuite residence. Superb location. Short walk to Campbell shops. Long term family group now selling.**

**Downstairs**—Formal entry, living dining room with access to rear deck entertaining area. Upgraded kitchen with double oven, gas hotplates, dishwasher, and bay window + meals area with built-in bench and cupboards. Separate laundry with toilet. Main bedroom with ensuite and sliding door access to outdoor paved area.

**Upstairs**—3 bedrooms, 2 extra large and all with built-in robes. Main bathroom with toilet and huge shower. EER 2.5.

**Opportunity to purchase a separate titled townhouse alternative on a 392m<sup>2</sup> block.**

**AUCTION - Saturday 4 March 2017 11:00am on site**

## Sold/Under Offer

**AINSLIE—6/95A Wakefield Gardens**—2 storey 3 bedroom ensuite townhouse at Ainslie Shopping Centre, set in a boutique development of only 9. EER 6—**\$780,000**

**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—**\$480,000**

**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—**\$2,075,000**

**BRADDON—16/11 Fawkner Street**—A rare find! Spacious 3 bedroom ensuite + study apartment in desirable location. 2 car parks. EER 2—**Under Offer**

**CAMPBELL—11/14 Chauvel Street**—Upgraded 1 bedroom unit. Short stroll to Campbell shops. EER 2—**Under Offer**

**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—**\$345,000**

**HAWKER—2/9 Jinka Street**—3 bedroom ensuite single level north facing townhouse in boutique development of only 7. Solar electricity. EER 4—**Under Offer**

**KALEEN—22 Callabonna Street**—Meticulously maintained Kaleen home with RZ2 zoning. EER 2—**\$648,000**

**KINGSTON—9/19 Leichhardt Street**—Large modern 2 bedroom ensuite apartment with large balcony and treetop outlook, 2 car parks. EER 3—**\$730,000**

**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—10 Macleay Street**—Development site of 1,073m<sup>2</sup>. RZ4 unit development, 80% plot ratio – subject to development controls. EER 0—**\$1,740,000**

**WRIGHT—11/40 Philip Hodgins Street**—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**Under Offer**



Auction

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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