

"Making the right moves in selling and renting"

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Office Closures

The Wright Dunn Real Estate office will be closed on Monday 12 March 2018 for Canberra Day.

Peter will be available if required on 0418 623 352.

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

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 right in the middle of our busiest period of the year and at the moment we do not have many properties available for rent. We also have a limited amount of vacating tenants. There is always the most demand for larger 3 – 5 bedroom houses at this time of year.

Focus on tenant selection

We consider tenant selection one of the most important parts of our job, we look for the best match for your property and someone that will obviously pay rent on time and look after the property and for long term rentals, longevity is something we look for.

Water Reimbursement reminder

If you have opted to pay your own water rates and your property is attracting a consumption portion in the bill, a reminder that this needs to be forwarded to us as soon as it is paid.

We cannot charge the tenants a bulk amount of water annually and we must give them the opportunity to have regular invoices sent to them.

An option is for us to pay the invoice on your behalf or have a second copy mailed to our address. If you would like to take advantage of these options, please let me know.

Bond Return

With new legislation we now have only 10 days to make a bond claim once a tenant has vacated. This puts a little bit of pressure on the situation if we are seeking quotes for the rectification of an issue and sometimes will have an impact on the number of quotes we can obtain.

A final inspection is important in terms of bringing up any items that we find need to be addressed, and it is at this time we need to give the tenants a list of things to attend to or claims we are making. We cannot approach the tenants days or weeks later.

Your feedback is welcome as always.

Kind regards
Sam Andrighetto

**Properties recently rented**

BELCONNEN 1 bed apart \$330pw
BONNER 3 bed home \$520pw
BRADDON 2 bed apart \$600pw
BRADDON 3 bed apart \$620pw
BRADDON 1 bed apart \$440pw
DICKSON 3 bed home \$450pw
EVATT 2 bed apart \$400pw
GARRAN 3 bed apart \$550pw
GRIFFITH 2 bed apart \$350pw
ISABELLA PLAINS 3 bed home \$430pw
LYONS 3 bed home \$550pw
MCKELLAR ** bed home \$430pw
NARRABUNDAH 2 bed home \$500pw
PAGE 2 bed home \$395pw

Properties recently rented cont.

RICHARDSON 3 bed home \$495pw
TURNER 2 bed apart \$420pw
TURNER 2 bed apart \$550pw
WATSON 2 bed apart \$420pw
YARRALUMLA 1 bed apart \$410pw

Properties currently for rent

BANKS 3 bed T/house \$380pw
BONYTHON 3 bed apart \$450pw
DOWNER 3 bed home \$650pw

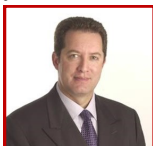
Sales News

February enquiry has been at an all-time high. I am currently marketing five auction properties and two expression of interest properties. The activity for these has been constant.

Buyers are targeting well located inner-north properties with renovators keen to upgrade older style homes or buy for a future knock down.

We have just listed a new development of superior quality modern 2-3 bedroom townhouses located on Wakefield Avenue, Dickson—just a stroll to the light rail stop. Have a look at the website—www.joyero-dickson.com.au.

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



AINSLIE—7 Herbert Crescent—3 bedroom home on 876m² block within walking distance of shops & Mt Ainslie Reserve. EER 0.5

AUCTION: Sat 3 March 2018, 12.30pm on site

DICKSON—2/104 Dooring Street—3 bedroom dual occupancy townhouse EER 5.1

AUCTION: Sat 24 February 2018, 11.00 am on site

DOWNER—37 Swinden Street—2 bedroom original condition home EER 1.5

AUCTION: Sat 17 March 2018, 10.30am on site

LYNEHAM—44 Cossington Smith Crescent—4 bedroom, ensuite home, double enclosed carpark. EER 1

AUCTION: Sat 3 March 2018, 11.30am on site

McGREGOR—133 Osburn Drive—3 bedroom home, RZ2 zoning, 771m² block EER 1

AUCTION: Sat 3 March 2018, 10.30am on site

BRADDON—717/17 Dooring Street—1 bedroom apartment, 1 car park in secure Valonia complex. EER6—\$355,000+

CASEY—10 Rockwood Street—3 bedroom + ensuite modern residence. 212m² block size approx. EER 6.0—\$518,000

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+

TURNER—10/19 Condamine Street—Fully renovated 2 bedroom apartment, 1 car park, EER 4.5—\$450,000+

WATSON—10/10 Irvine Street—1 bed upgraded apartment. Walk to shops, EER 4.5—\$250,000

NEW!—Joyero Dickson—New 2 and 3 bedroom townhouses, 29-31 Wakefield Avenue. —Min EER 6.1 www.joyero-dickson.com.au

Featured property



DOWNER—37 Swinden Street

Renovators' Delight! 2 bedroom residence in need of upgrading. Fantastic location in walking distance to Dickson Shops.

Separate lounge room, large kitchen/dining area, 2 generous bedrooms, polished timber floors, level 694sqm block with north aspect to rear, walk or ride to Dickson Shopping Centre, walk to light rail stop. Exceptional location – invest or knock down and build your inner-north dream home with north aspect to rear. Looking for a project? this could be the one! EER 1.5

AUCTION: Saturday 17 March 2018, 10.30 am on site

Development Opportunities

BRADDON—125 Lowanna Street—871sm² block with DA Approved for 8 units. RZ4 zoning. EER 0 **Expressions of Interest close 3pm, Tuesday 20 March 2018**

O'CONNOR—72 & 74 Macarthur Avenue—RZ4

Development Site—1479m² block, RZ4 zoning allows for 80% plot ratio, subject to development controls. EER 0&1.5 **Expressions of Interest close 3pm, Tuesday 6 March 2018**

Sold/Under offer

CITY—Bunda Street—'Manhattan' - 2 bed ensuite apartment overlooking Glebe Park. 94sqm living plus a 15sqm covered balcony. EER 5.5—**UNDER OFFER**

GRIFFITH—27/76 Leichhardt Street—The Friday apartments—Fantastic location on the 2nd floor. 2 bedroom ensuite plus study. EER 6.0—**UNDER OFFER**

TURNER—1A/52 Forbes Street—Established ground floor 2 bedroom apartment in enviable location. 81m² living space, single garage + store. EER 4—**\$UNDER OFFER**

Commercial properties for lease

AINSLIE— Upstairs Ainslie Shops— Office 90m² Air-conditioned.

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

BRADDON—6 Lonsdale Street—Units 1&2—320m² approx. shopfront plus 4 car parks.

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

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

NARRABUNDAH—1/18 Iluka Street—126m² approx. Open central area. 2 Kitchenettes. 1 bathroom with shower + WC.

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.



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