

"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.

*happy
new year*

The team at Wright
Dunn Real Estate would
like to wish all of our
owners and tenants a
happy and prosperous
2017.

Property Management News**Market News**

As always the first few weeks of the year are our busiest with many groups looking for accommodation in Canberra, particularly in the inner north to be close to ANU and UC. For the larger homes we are seeing sometimes up to 100 people viewing in the short exhibition time, leaving many disappointed prospective tenants. Rental prices tend to swell at this time to rates that cannot be sustained if the property becomes vacant at other times of the year, you could almost describe it as a false rental value, or an elevated rent value.

The volume of tenants vacating this time of year is massive but the turnover is fairly fast if the property is in a high demand area and of reasonable value. Having said all that it is preferable for your property to be available for rent at this time, between December and February where there is a high influx of families, graduates and students into the region.

Heat and Gardens

So far it's been a very hot start to the year with temperatures in the high 30s, gardens

are certainly suffering across the region. In most cases where the property is not a unit or townhouse the tenants are responsible for full water consumption (for all the water they use). This is sometimes an issue in times of extreme heat, the water bills become exorbitant for the tenant to maintain the garden to the standard necessary. The tenants in this case are responsible for the loss of plants for non-watering however some consideration to the tenant is necessary in times of extreme weather.

Please do not hesitate to contact me if you have any concerns on 0419 219 262 or email me at sam@wrightdunn.com.au, I would much rather be able to solve something for you if I can.

I wish for all our clients a very happy, healthy and successful 2017.

Kind Regards
Sam Andrighetto

**Properties recently rented**

AINSLIE 4 bed home \$650pw
AINSLIE 3 bed home \$750pw
BRADDON 1 bed unit \$330pw
BRADDON 1 bed apart \$380pw
BRADDON 1 bed apart \$385pw
BRADDON 1 bed apart \$390pw
BRADDON 2 bed apart \$430pw
BRADDON 2 bed apart F/F \$570pw
BRADDON 3 bed dual occ \$630pw
CAMPBELL 4 bed home \$900pw
CRACE 4 bed home \$650pw
DICKSON 3 bed home \$550pw
DICKSON 3 bed home \$550pw
DOWNER 3 bed home \$550pw
GRIFFITH 1 bed apart \$400pw
HACKETT 2 bed unit \$310pw
JERRABOMBERRA 5 bed home \$990pw
KALEEN 1 bed unit \$330pw
KINGSTON 1 bed apart \$400pw
KINGSTON 2 bed F/F apart \$600pw
LYNEHAM 1 bed apart \$390pw
LYNEHAM 3 bed dual occ \$550pw
LYONS 3 bed home \$550pw

Properties recently rented cont.

MAWSON 2 bed apart \$330pw
NARRABUNDAH 4 bed home \$860pw
NGUNNAWAL 3 bed t/house \$350pw
NGUNNAWAL 3 bed t/house \$360pw
O'CONNOR 4 bed home \$850pw
TURNER 2 bed unit \$410pw
WATSON 1 bed unit \$265pw
WATSON 2 bed unit \$385pw
WATSON 3 bed t/house \$430pw

Properties currently for rent

AINSLIE 3 bed home \$550pw
AINSLIE 4 bed home \$950pw
BRADODN 2 bed apart \$520pw
BRADDON 2 bed apart F/F \$550pw
CITY 1 bed apart \$550pw
DEAKIN 3 bed home \$575pw
DICKSON 1 bed duplex \$400pw
GRIFFITH 2 bed apart \$370pw
LYNEHAM 3 bed home \$450pw
PEARCE 2 bed duplex \$380pw
WATSON 3 bed dual occ \$410pw

Sales News

Well, as predicted the activity from late 2016 has continued throughout January 2017, with a lot more vigour as more buyers are competing for a lower number than usual of properties for sale.

All media reports are also predicting that 2017 will see housing prices increase throughout Australia.

Canberra rentals have increased, and this is attracting investors looking to purchase property for a better than bank rate return and future capital growth.

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



AINSLIE—6/95A Wakefield Gardens
Outstanding 2 storey 3 bedroom ensuite townhouse in a boutique development at Ainslie Shopping Centre.

Downstairs—north-facing enclosed terrace, main bedroom with ensuite, access to basement carpark with double lock up garage and store/cellar. **Upstairs**—open plan living dining area with access to top level balcony, spotted gum hardwood floors, modern kitchen with stone bench tops, bedrooms 2 & 3 with access to rear enclosed balcony. Ducted gas heating, reverse cycle air conditioning, plus ceiling fans. EER 6.

AUCTION - Saturday 18 February 2017 11:00am on site

On the market

AINSLIE—6/95A Wakefield Gardens—Outstanding 2 storey 3 bedroom ensuite townhouse in boutique development at Ainslie Shopping Centre. EER 6.

AUCTION—Saturday 18 February 2017 11:00am on site

TURNER—10 Macleay Street—Development site of 1,073m². RZ4 unit development, 80%plot ratio – subject to development controls. EER 0.

AUCTION—Saturday 18 February 2017 12:30pm on site

BRADDON—83 Torrens Street—Development site of 1,528m², RZ3 zoning, 2 storey unit development, 65% plot ratio—subject to development controls. EER 1.5.

Expressions of Interest close 3pm Tues 14 February 2017

HAWKER—2/9 Jinka Street—3 bedroom ensuite single level north facing townhouse in boutique development of only 7. Solar electricity. EER 4—**\$500,000+**

KINGSTON—111/20-22 Eyre Street—2 bedroom top floor apartment, plenty of storage, north facing balcony, 2 car parks. EER 6—**\$550,000**

KINGSTON—41/21 Dawes Street—Luxury executive 2 bedroom ensuite apartment with north-facing courtyard in ultra-convenient location. EER 5.5—**\$650,000+**

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—**\$1.7m+**

WRIGHT—11/40 Philip Hodgins Street—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**\$327,000**

Commercial properties for lease

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

Contact Peter Andrighetto—0418 623 352

Sold/Under Offer

AINSLIE—266 Duffy Street—Sensational 2 storey 4 bedroom ensuite residence set on 910m² block backing Mt Ainslie Reserve. EER 1.5—**\$1,200,000**

BRADDON—11/62 Lowanna Street—2 bedroom ensuite courtyard apartment. Superb location, spacious design. 94m² living space + 35m² courtyard. EER 5—**Under Offer**

DICKSON—Double brick top floor unit in small complex, fantastic location. EER 3.0—**\$300,000**

GUNGAHLIN—207/100 Gungahlin Place—Established 2 bedroom ensuite apartment in the bustling Gungahlin Town Centre 74m² living + 10m² balcony. EER 6—**\$345,000**

HACKETT—13 Caldwell Street—Renovators special! Solid brick 4 bedroom home set on 779m² block with north aspect to rear. EER 0—**\$753,500**

KALEEN—22 Callabonna Street—Meticulously maintained Kaleen home with RZ2 zoning. EER 2—**Under Offer**

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

O'CONNOR—5 Wattle Street—RZ4 land bank opportunity. Solid brick 1960's 3 bedroom home. EER 0—**\$850,000**

TURNER—51 Macleay Street—House and flat. Full brick 3 or 4 bedroom family home. Separate 1 bedroom self-contained flat. 1,075m² block. EER 1.5—**\$1,475,000**

TURNER—64 Ormond Street—Amazing 3 or 4 bedroom plus study, ensuite, fully renovated brick home. Double garage and outdoor kitchen. EER 2.0—**\$1,525,000**

On the market soon

BRADDON—3 bedroom ensuite apartment

CAMPBELL—1 bedroom, top floor, north-facing apartment

CAMPBELL—4 bedroom ensuite duplex

DICKSON—1,226m² approx. RZ4 site 80% plot ratio

DICKSON—3 bedroom residence

WANNIASSA—7 year old 3 bedroom ensuite residence



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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