

"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

Electrical Safety Recall

Eaton Industries Pty Ltd has issued a safety recall on the *Quicklag ELQ Earth Leakage Circuit Breaker (RCBO)*. For further information please contact Samantha at sam@wrightdunn.com.au

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

Property Management News**Happy EOFY**

Once again we are delighted to provide you with EOFY reports free of charge. Please find the report attached to this end of month statement.

Market

Market still remains fairly stagnant; we have seen an increase in vacant properties and a decline in the amount of tenants seeking accommodation, particularly families looking for properties to rent. We should expect the market to pick up after winter and especially toward the end of the year when the region gains many transient residents.

How does the 2017 ACT Budget affect your rental property?

An article in The Canberra Times outlines some of the significant rate rises, particularly for unit owners. <http://www.canberratimes.com.au/act-news/2017-act-budget-reveals-average-rates-increase-of-7-percent-20170605-gwknfv>

Household rates will continue to rise in 2017-18, with unit owners feeling the greatest hit amid moves by the Barr government to bring apartment

rates closer to those paid for freestanding houses

From July 1, rating factors will be applied to the higher value base on the whole value of land, rather than the lower value base of the individual value of the unit.

Significantly, something to keep in mind if your rental property is vacant over a lengthy period of time, at present it doesn't not attract land tax.

From July 2018, land tax will be extended to all houses that are not the owner's principal place of residence, whether they are rented or not. Current rules see land tax only charged on residential properties that are rented or owned by a company or a trust.

Feedback

We welcome your feedback; contact me directly if you have any queries or concerns at sam@wrightdunn.com.au

Kind Regards,
Sam Andrighetto
0419 219 262

**Properties recently rented**

AINSLIE 3 bed home \$630pw
AINSLIE 3 bed home \$750pw
AMAROO 3 bed home \$560pw
BELCONNEN 3 bed t/house \$455pw
BRADDON 2 bed apart \$450pw
BRADDON 1 bed apart F/F \$460pw
BRUCE 1 bed apart \$330pw
CAMPBELL 1 bed apart \$340pw
CITY 2 bed apart \$590pw
DICKSON 2 bed apart \$460pw
DICKSON 3 bed home \$525pw
GARRAN 3 bed t/house \$550pw
GOWRIE 3 bed home \$450pw
HIGGINS 3 bed home \$485pw
HUGHES 3 bed home \$470pw
KAMBAH 3 bed home \$450pw
O'CONNOR 1 bed apart \$290pw

Properties recently rented cont.

TURNER 3 bed home \$540pw
WATSON 1 bed unit \$275pw
WATSON 2 bed apart \$290pw
WATSON 3 bed home \$450pw
WESTON 3 bed home \$530pw

Properties currently for rent

CAMPBELL 2 bed apart \$370pw
CAMPBELL 4 bed home \$750pw
CARWOOLA 4 bed home \$800pw
CRACE 4 bed home \$650pw
DOWNER 2 bed t/house \$370pw
GIRALANG 4 bed home \$550pw
NARRABUNDAH 3 bed t/house \$560pw
O'CONNOR 3 bed home \$450pw
O'CONNOR 4 bed home \$Neg
PAGE 1 bed duplex \$290pw

Sales News

June 2017 activity mirrored the last few months in regards to enquiries and attendances at exhibitions—which has been good to strong.

The ACT budget may make many think “**what is going on in Canberra?**” with increases in rates, land tax and development costs.

I am optimistic that whatever the government does, the market place will adjust and continue to grow.

Overall, the first six months of 2017 have been hectic. We have had good growth across the board in rental and property values.

The activity around the light rail is creating confidence in the City and we should see ‘**hot spots**’ develop around the route of the light rail, particularly in the Gungahlin area.

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



REID—34 Elimatta Street

AUCTION

Charm and character of days gone by. 3 bedroom brick residence set on a glorious 1,208m² parcel of land.

Sought after location, north aspect to rear, high ceilings, timber flooring, secret gardens, a sense of history—there is a lot to like about No 34 Elimatta Street...

Formal entry, separate lounge room with slow combustion fireplace, formal dining room has an open fire place (currently sealed). Timber kitchen, sunny family room with access to rear paved outdoor entertaining area. 3 bedrooms, bathroom with deep bath tub, separate toilet, brick garage and carport, ducted gas heating. EER 2
Fantastic location only minutes to City, Lake, and Mt Ainslie.
AUCTION—Saturday 15 July 2017 11:00am on site

Sold/Under offer

DICKSON—29 & 31 Wakefield Avenue—Development site of 1,226m² approx. RZ4 zoning, 80% plot ratio—3 storey unit development subject to development controls. EER 2 & 0—**\$1,800,000**

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**

KINGSTON—111/20-22 Eyre Street—2 bedroom top floor apartment, plenty of storage, north facing balcony, 2 car parks. EER 6—**\$520,000**

LYNEHAM—66/58 Wattle Street—Renovated 2 bedroom unit, 2nd floor end unit location. EER 5—**\$287,000**

O’CONNOR—11/27 Berrigan Crescent—2 bedroom ensuie apartment, central inner north location. Easy access to Lyneham, O’Connor, ANU & City. EER 6—**Under Offer**

O’CONNOR—3/4 Hay Street—Modern 2 storey 2 bedroom ensuie townhouse set in a boutique development of only 7. Short walk to O’Connor shops. EER 6—**Under Offer**

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**

WRIGHT—17/62 Max Jacobs Avenue—‘Ambiente’—1 bedroom easy care townhouse with lock up garage and enclosed courtyard. EER 5.5—**Under Offer**

On the market soon

BRADDON—2 bedroom ensuie courtyard apartment

BRUCE—3 bedroom ground floor apartment, office fit-out

BYWONG—4 or 5 bedroom home, 20 acres approx.

FLYNN—3 bedroom renovated home

On the market

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.

AUCTION—Saturday 15 July 2017 11:00am on site

REID—7 McCawley Street—Great location, short walk to parkland and play area. 3 bedroom residence. Opportunity to renovate. 696m² level block. EER 1.

AUCTION—Saturday 15 July 2017 12:30pm on site

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

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—**\$Negotiable**

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

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

Contact Peter Andrighetto—0418 623 352

Auction

For Sale

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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