

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

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**Office Closure**

The Wright Dunn Real Estate office will be closed for Easter from Friday 14 April 2017—Monday 17 April 2017.

Peter will be available if required on 0418 623 352

**Lest we forget.**

Our office will be closed on Tuesday 25 April 2017 as we will be commemorating ANZAC Day.

**Allhomes Price Increase**

Please note: as of 1 April 2017 the Allhomes website cost for advertising rentals will increase to \$249.

**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](mailto:accounts@wrightdunn.com.au)

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

Vacancy rates remain quite low in the ACT currently, and there seems to be fewer than normal number of tenants giving notice to vacate.

**Offering your tenants a new lease**

After a fixed term lease ends we contact you for a rent review and we ask at that time if you wish to offer you tenant a new fixed term lease.

**You do not have to offer the tenants a new fixed term lease if you prefer them to continue on a periodic lease.**

**The tenants do not have to accept the offer of a new lease if they prefer to stay on a periodic lease.**

We give the tenants a certain amount of time to respond to the offer of a new lease, after that the lease rolls over continuing on a periodic agreement, whether the rent has increased or not.

**Office of rental bonds**

When we claim bond from a tenant it does take time for the funds to come back to us. This is something that is completely out of our hands and really just depends on how busy the Office of Rental Bonds is and the circumstances of the claim. The difference between a simple claim that the tenants have agreed to or a disputed claim that may have to go to ACAT (ACT Civil and Administrative Tribunal) for a third party to make a ruling on, contribute to the timing but also has much to do with the internal processes of the Office of Rental Bonds (that we obviously have no control over).

**Irrigation issues or undetected leaks**

Irrigation systems are fraught with issues, they are sometimes difficult to use and they often leak in areas that are difficult to detect. It isn't uncommon for us to require leak detection equipment from a plumber to locate a leak and the first hint we get that there is an issue is either a very elevated water bill or lower than usual water pressure.

If an undetected leak is found (for properties where water consumption is paid by the tenant) we normally negotiate with the tenant an amount of water consumption that they are to pay due to the leak increasing the bills, sometimes quite significantly.

Icon water offers a one off, undetected leak discount that can be applied for on a bill that is elevated due to an undetected leak.

Some owners handle their own water invoices; we ask that they regularly send us the bill if the consumption portion is to be paid by the tenant (we cannot give the tenants 6-9 months' worth of water invoicing at once). Obviously not receiving these invoices we cannot be alerted to an elevated invoice.

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**

**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  
**CHIFLEY** 3 bed home \$470pw  
**CITY** 1 bed apart \$550pw  
**CURTIN** 1 bed unit \$280pw  
**DICKSON** 1 bed duplex \$395pw  
**DICKSON** 3 bed home \$550pw  
**DOWNER** 3 bed home \$550pw  
**FLYNN** 3 bed home \$390pw  
**FRANKLIN** 1 bed apart \$320pw

**Properties recently rented cont.**

**HACKETT** 3 bed home \$480pw  
**HARRISON** 4 bed home \$560pw  
**HOLT** 2 bed apart \$360pw  
**LYNEHAM** 1 bed apart \$380pw  
**LYNEHAM** 3 bed home \$550pw  
**O'CONNOR** 3 bed home \$725pw  
**SPENCE** 3 bed dual occ \$470pw  
**WATSON** 1 bed unit \$300pw  
**WATSON** 2 bed unit \$330pw  
**WATSON** 3 bed dual occ \$410pw

**Properties currently for rent**

**CAMPBELL** 1 bed unit \$350pw  
**YARRALUMLA** 3 bed home \$650pw

## Sales News

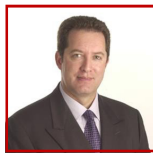
March 2017 has been busy with enquiry rate across the board being strong to high. Stock levels are down which can only lead to a steady market with some areas experiencing a dramatic increase in price.

The Mr Fluffy blocks that are now selling are also causing a shift upwards in price as buyers are calculating the value of buying vacant land or paying a premium for an established property. Sales of vacant land for single residential in some suburbs are exceeding \$1,200 per square metre—which makes everything established look like a bargain.

I expect the current market conditions to continue for the next quarter subject to the Government not surprising us in the May 2017 budget.

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



### DICKSON—29 & 31 Wakefield Avenue Development site of 1,226m<sup>2</sup> approx.

RZ4 zoning, 80% plot ratio—3 storey unit development—subject to development controls. Rear north alignment.

No 29: 3 separate flats tenanted at \$840pw. EER 2. Front house—3 bedrooms, single garage, leased @ \$370pw. Back flat 1—1 bedroom, leased @ \$240pw. Back flat 2—1 bedroom, leased @ \$230pw.

No 31: 3 bedroom residence + single garage. EER 0.

**Prime inner north location. Opportunity to hold as land bank or build a boutique development.**

**Expressions of Interest close 3pm Tuesday 11 April 2017**

## 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**

**AINSLIE—7/95A Wakefield Gardens**—2 storey 3 bedroom ensuite townhouse at Ainslie Shopping Centre, set in a boutique development of only 9. EER 5.5—**Under Offer**

**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 Fawcner Street**—A rare find! Spacious 3 bedroom ensuite + study apartment in desirable location. 2 car parks. EER 2—**\$590,000**

**CAMPBELL—11/14 Chauvel Street**—Upgraded 1 bedroom unit. Short stroll to Campbell shops. EER 2—**\$275,000**

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

**HAWKER—2/9 Jinka Street**—3 bedroom ensuite single level north facing townhouse in boutique development of only 7. Solar electricity. EER 4—**\$505,000**

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

**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—**Under Offer**

**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**

**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—**\$490,000**

**WRIGHT—11/40 Philip Hodgins Street**—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**\$300,000**

## On the market

**DICKSON—29 & 31 Wakefield Avenue**—Development site of 1,226m<sup>2</sup> approx. RZ4 zoning, 80% plot ratio—3 storey unit development subject to development controls. EER 2,0  
**Expressions of Interest close 3pm Tues 11 April 2017**

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

**LYNEHAM—66/58 Wattle Street**—Renovated 2 bedroom unit, 2nd floor end unit location. EER 5—**\$270,000+**

**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—**\$1.5m+**

**TURNER—10/33 Moore Street**—Top level 2 bedroom ensuite apartment. 85m<sup>2</sup> approx living space + full length balcony. 1 basement car space. EER 6—**\$550,000**

## On the market soon

**DICKSON**— Development site 1,478m<sup>2</sup> approx. RZ4 zoning.

## Commercial properties for lease

**BELCONNEN—4 Weedon Close—Unit 1 & 2**—250m<sup>2</sup> approx. shop front premises + arcade frontage.

**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.

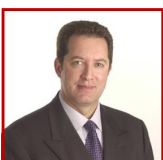
**MITCHELL—38 Dacre Street—Unit 3**—320m<sup>2</sup> approx. warehouse plus front office reception, 4 car spaces.

**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

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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