

"Making the right moves in selling and renting"

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Telstra Outage

The Wright Dunn Real Estate office was unfortunately affected by the Telstra Service interruption between Monday 22 May 2017—Wednesday 24 May 2017. We were unable to send or receive email communication. If you contacted us via email during this time and we have not yet responded, please contact us on 6257 2700.

Office Closure

The Wright Dunn Real Estate office will be closed for The Queen's Birthday Public Holiday on Monday 12 June 2017—Peter will be available if required on 0418 623 352

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

Property Management News**Market**

The amount of rental properties available has recently increased as we come into the historically quiet time. Properties are renting but we are not seeing the frenzy of past months. We do adapt our practices to accommodate a quieter market, to reduce the vacancy time of properties available during slower periods.

End of Financial Year Reports

Once again we are delighted to offer our clients End of Financial Year Reports free of charge. These reports will be generated and delivered with your June end of month statement. Reminder if you have changed any of your details to please let us know.

Insurance if your property is Unit Titled

We have come across some owners of property within a unit or townhouse complex that are not adequately covered in regards to insurance. Your body corporate will have insurance to cover the building but that will not cover the contents of your property

(eg: carpets, curtains). Please seek the advice of your current insurer to make sure you are adequately covered.

A reminder that it is advisable to have landlord insurance and if you are not happy with your insurer or your premium, shop around for a better/cheaper policy but make sure you are comparing like for like.

We recommend tenants have their own insurance for their belongings while in rental accommodation.

If you are unsure of the type of cover you should have or are concerned about your insurance please do not hesitate to contact your property manager.

Feedback

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

Kind Regards,
Sam Andrighetto
0419 219 262

**Properties recently rented**

AINSLIE 3 bed home \$640pw
AINSLIE 4 bed home \$660pw
AMAROO 3 bed home \$560pw
BRADDON 2 bed apart \$450pw
BRADDON 1 bed apart F/F \$460pw
CAMPBELL 1 bed apart \$340pw
CITY 2 bed apart \$590pw
DICKSON 2 bed apart \$460pw
DOWNER 1 bed gdn flat \$330pw
GARRAN 3 bed t/house \$550pw
HIGGINS 3 bed home \$485pw
KAMBAH 3 bed home \$450pw
TURNER 3 bed home \$540pw
WATSON 3 bed home \$560pw

Properties currently for rent

AINSLIE 3 bed home \$630pw
AINSLIE 3 bed home \$750pw
BELCONNEN 3 bed t/house \$455pw
CARWOOLA 4 bed home \$800pw
DICKSON 3 bed home \$525pw
GOWRIE 3 bed home \$460pw
HUGHES 3 bed home \$470pw
NARRABUNDAH 3 bed t/house \$560pw
O'CONNOR 1 bed apart \$290pw
PAGE 1 bed duplex \$290pw
WATSON 1 bed unit \$275pw
WATSON 2 bed apart \$290pw
WATSON 3 bed home \$450pw
WESTON 3 bed home \$530pw

Sales News

The Canberra market place hasn't hesitated during 2017. If anything there certainly has been a surge in prices throughout most areas of Canberra.

Our enquiry rate and numbers through our weekend exhibitions have been constant throughout May 2017.

Good quality properties are in demand and anything on a large parcel of land is sought after.

The 'Ripple Effect' of values start from the best suburbs in any region to the outer suburbs of that region. The values of properties in the mid to outer areas have had significant price growth. Investors are happy to buy in the outer areas with the hope that values continue to grow—and they will.

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



WATSON—5 Foster Place
Amazing 1,467m² block—3 bedroom residence, 2 living areas.
Opportunity to upgrade to suit your needs.

Set in cul-de-sac location only minutes to local shops and schools. Renovators—here is a project for you.

Features—L-shaped lounge dining; kitchen open to dining area; 3 generous bedrooms; centrally located bathroom. Upstairs—2nd living area/rumpus room with built-in bar and balcony. Double garage. Wide rear boundary block has enormous potential. EER 1. **No 5 Foster Place offers buyers many possibilities—renovate back to its former glory, extend back into the broad block, or knock down and build your spacious inner north dream home.**
AUCTION—Saturday 3 June 2017 11:00am on site

Sold/Under offer

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—**\$748,000**

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—**\$2,075,000**

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**

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

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—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**

On the market soon

BRADDON—2 bedroom ensuite courtyard apartment

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

FLYNN—3 bedroom renovated home

REID—3 bedroom brick heritage home

On the market

WATSON—5 Foster Place—Amazing 1,467m² block—3 bedroom residence, 2 living areas. Opportunity to upgrade to suit your needs. EER 1.

AUCTION—Saturday 3 June 2017 11:00am on site

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+**

O'CONNOR—11/27 Berrigan Crescent—2 bedroom ens apartment, central inner north location. Easy access to Lyneham, O'Connor, ANU & City. EER 6—**\$545,000**

REID—43/14 Boolee Street—'Monterey' - 1 bedroom City edge apartment. 1st floor location, full length balcony overlooking Glebe Park. EER 6—**\$339,500**

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

WRIGHT—17/62 Max Jacobs Avenue—'Ambiente' - 1 bedroom easy care townhouse with lock up garage and enclosed courtyard. EER 5.5—**\$315,000**

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

For Sale Auction



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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