

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

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**Smoke Alarms**

**With recent amendments to the Residential Tenancies Act 1997 effective 24 August 2017 Lessors are required to install smoke alarms in their rental properties. Tenants are responsible for changing batteries as necessary. Please talk to our property managers for details and installation costs.**

**Office Closures**

**The Wright Dunn Real Estate office will be closed for Family and Community Day on Monday 25 September 2017 and for Labour Day on Monday 2 October 2017. Peter will be available if required on 0418 623 352.**

**Updating Contact Details**

Don't forget to update any changes to your contact details with us.

For changes please email  
[accounts@wrightdunn.com.au](mailto:accounts@wrightdunn.com.au)

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

It is wonderful to see some warmer weather after such a long and cold winter! Fairly low vacancy rate at the moment as the market starts to pick up, fairly soon we will start to see a major changeover of tenancies, particularly as students and families prepare to leave Canberra at the end of the school year.

**Smoke Alarms**

You will all be aware that we have commenced the upgrade, inspection or installation of smoke alarms in all of the properties that we manage according to new legislation that came into effect in August. Please be aware if you have opted out of the opportunity to use Smoke Alarm Australia you are essentially taking responsibility to install, inspect and maintain smoke alarms annually. SAA takes the full responsibility to maintain the alarms, even if they are faulty and they have to attend multiple times annually, the fee remains the same.

**Important advice for owners with "lessor return clause" !!!!!!!**

New ACT legislation now states that lessors with a return clause must now give 8 weeks' notice of intention to move back into their property, they must also provide proof of posting.

**Bond release**

New legislation now states that there is a period of time we are required to return

bond to a tenant. We cannot just hold onto funds without cause. A final inspection is the only and last opportunity to bring to the attention of the outgoing tenants any issues of cleanliness or damage. Without a claim we must release the funds within 3 days and with a claim it is up to 10 days.

**Looking after your long term tenants**

There is a strategy some owners choose to adopt, the strategy involves keeping your tenants happy in terms of maintaining and updating the property and hopefully this pays off with maintaining long term tenancies. A downside of a long term tenancy can be the balance between actual market rent and the rent your long term tenant is paying. If your tenants are changing regularly you are more likely to achieve closer to market rent. Ongoing tenancies do have market rent increases annually but they are often kept at a minimum increase to maintain an existing tenant and to avoid the expenses of tenant changeovers and a possible vacancy period... sometimes this is a balancing act.

I encourage all of our clients to provide feedback or to contact me if you have any concerns on 0419 219 262 or email me at [sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)



Kind Regards  
Sam Andrighetto

**Properties recently rented**

**AINSLIE** 3 bed home \$630pw  
**AINSLIE** 3 bed home \$750pw  
**BRADDON** 1 bed apart F/F \$460pw  
**BRADDON** 2 bed apart \$580pw  
**CURTIN** 3 bed home \$450pw  
**DICKSON** 1 bed apart \$385pw  
**DICKSON** 2 bed apart \$460pw  
**KALEEN** 1 bed flat \$330pw  
**KAMBAH** 2 bed t/house \$380pw  
**LYNEHAM** 1 bed apart \$390pw  
**QUEANBEYAN** 1 bed unit \$220pw  
**WATSON** 1 bed apart \$265pw  
**WATSON** 3 bed dual occ \$450pw

**Properties currently for rent**

**AINSLIE** 3 bed home \$490pw  
**BRADDON** 1 bed apart \$500pw  
**BRADDON** 2 bed apart \$560pw  
**CAMPBELL** 1 bed apart \$370pw  
**DOWNER** 1 bed apart \$430pw  
**DOWNER** 4 bed house 585pw  
**PALMERSTON** 4 bed t/house \$510pw  
**KALEEN** 3 bed house \$490pw  
**WATSON** 2 bed apart \$415pw  
**WATSON** 3 bed dual occ \$450pw

## Sales News

September 2017. Spring has sprung and buyers are as active as the bees.

Email enquiries are constant and attendances at exhibitions high.

The increase in general rates throughout Canberra has had little effect on buyer confidence or activity.

There are many family buyers seeking 4 bedroom ensuite residences throughout Canberra—which will result in an increase in price as family buyers compete to purchase.

I can't believe that we are talking to sellers about settlement dates prior to Christmas. We are now starting to organise auctions with the Christmas settlement date in mind.

Interest rates are still low which has given buyers confidence to stretch themselves in purchasing.

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



### CITY—86/2 Edinburgh Avenue—\$450,000 ‘Metropolitan’ - 1 bedroom apartment with monumental views over New Acton.

Fantastic location—across the road from New Acton restaurants, hotel, cafes, bakery and much more... Walk or bike ride to Lake Burley Griffin, City or ANU—enjoy the healthy life style living this location offers.

Spacious 1 bedroom apartment features: Open plan living dining kitchen with covered balcony entertaining area—just imagine to night views—kitchen has mobile island bench and stone bench tops. Good sized bedroom has floor to ceiling window, walk through robe and access to bathroom, 2-way laundry off bathroom. Reverse cycle air conditioning, intercom security, 1 basement car space and store cage. Complex has pool, gym, and BBQ. EER. 5.5

### Sold/Under offer

**AINSLIE—6 Officer Crescent**—Completely renovated pristine 4 bedroom ensuite residence. 933m<sup>2</sup> block within walking distance to Ainslie Shops. EER 4—**Under Offer**

**BRADDON—13/37 Ipima Street**—Ground floor 2 bedroom ens courtyard apartment in fantastic location. EER 6—**Under Offer**

**DICKSON—69 Wilshire Street**—3 bedroom semi-detached residence in the heart of Dickson, walk to shops, schools and transport. EER 0.5—**\$730,000**

**FLYNN—8 Plowman Place**—Upgraded 3 bedroom residence, cul-de-sac location, north aspect, 732m<sup>2</sup> block, walk to park land. EER 0.5—**\$540,000**

**NARRABUNDAH—18 Iluka Street**—2 storey commercial building in the bustling Narrabundah shops—**\$880,000**

**O'CONNOR—11/27 Berrigan Crescent**—2 bedroom ens apartment, central inner north location. Easy access to Lyneham, O'Connor, ANU & City. EER 6—**\$540,000**

**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—**\$540,000**

**REID—43/14 Boolee Street**—‘Monterey’ - 1 bedroom City edge apartment. 1st floor location, full length balcony overlooking Glebe Park. EER 6—**\$310,000**

**REID—34 Elimatta Street**—Charm and character of days gone by. 3 bedroom residence set on a glorious 1,208m<sup>2</sup> parcel of land. EER 2.—**\$1,360,000**

**WATSON—7 McCawley Street**—Great location, short walk to parkland and play area. 3 bedroom residence. Opportunity to renovate. 696m<sup>2</sup> level block. EER 1—**\$730,000**

**WRIGHT—168/61 John Gorton Drive**—North facing 1 bedroom in the Ambiente complex. Complex has pool and BBQ entertaining area. EER 4—**\$315,000**

## On the market

**BYWONG—1514 Bungendore Road**—Large 4 or 5 bedroom residence set on 8.019ha approx. elevated site—3 dams and fenced paddocks.

**AUCTION—Saturday 23 September 2017 11am on site**

**BRUCE—35/31 Thynne Street**—“Belle” - Residential or commercial use—3 bed ens courtyard apartment. 104m<sup>2</sup> in living space with street frontage. EER 4.5—**\$450,000**

**CITY—86/2 Edinburgh Avenue**—“Metropolitan” - 1 bed apartment with monumental views over New Acton. Access to gym, pool & common BBQ. EER 5.5—**\$450,000**

**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—1A/52 Forbes Street**—Established ground floor 2 bedroom apartment in enviable location. 81m<sup>2</sup> living space, single garage + store. EER 4—**\$425,000+**

**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—**\$538,000**

## 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.

**TURNER—1B/9 McKay Street**—93m<sup>2</sup> approx. office, full length balcony, 2 car spaces

## On the market soon

**WATSON**—3 bedroom freestanding residence, backing north



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI  
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## 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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