

"Making the right moves in selling and renting"

13 Edgar Street,
PO Box 4008
Ainslie, A.C.T. 2602

Phone: 02-6257 2700
Fax: 02-6257 4598

www.wrightdunn.com.au

Email:

propertymanagement@wrightdunn.com.au
sales@wrightdunn.com.au

Updating Contact Details

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

For changes please email
accounts@wrightdunn.com.au

Saturday Closures

From April 2016 our office will no longer be open on Saturday mornings for a trial period. Our property managers will still be holding Saturday showings for rental properties on the market. To provide feedback on this subject, please contact sam@wrightdunn.com.au



If you have any questions or queries about our new paperless system please email

sam@wrightdunn.com.au

Please note that from the 1st April 2016 the Allhomes web site cost for advertising rentals will increase to \$215.

Property Management News**Rental Market Update**

The market has levelled out over the past few weeks. Properties are still renting but a little slower coming into the colder months. It is still quite steady in terms of rental income and there are still prospective tenants looking for properties even coming towards a traditionally quieter period.

Blocked gutters in autumn

Unblocking gutters in certain properties is essential to mitigating any possible damage to the ceiling and eaves. If you would like us to book in seasonal gutter cleaning "set and forget" please contact your property manager to arrange.

Get ready for winter

This time of year we are inundated with requests for the installation of more effective heating systems and the servicing and repair of existing heaters. As the repair of heating systems is deemed an emergency we need to work fast to ensure the

tenants are not without a heater for a period of time. If you would like a quote on updating the heating system (or servicing an existing one) in your rental property please contact your property manager, it does go a long way towards faster renting out your property and also retaining tenants for the longer term.

Referrals

As always, thank you for your referrals. We appreciate and very much value the compliment of receiving referrals from our existing or past clients.

Feedback

Please do not hesitate to contact me with any feedback or concerns at sam@wrightdunn.com.au

Regards,
Sam Andrighetto

**Properties recently rented**

AINSLIE 2 bed home \$460pw
AINSLIE 3 bed home \$580pw
AINSLIE 3 bed home \$650pw
BRADODN 1 bed flat \$345pw
BRADDON 1 bed apart \$360w
BRADODN 3 bed apart \$680pw
DICKSON 2 bed home \$500pw
FISHER 1 bed duplex \$250pw
FISHER 3 bed duplex \$380pw
FLYNN 3 bed home \$450pw
GUNGAHLIN 3 bed t/house \$410pw
HARRISON 1 bed apart \$330pw
KINGSTON 1 bed apart \$380pw
MACQUARIE 3 bed home \$425pw
O'CONNOR 1 bed apart F/F \$420pw
TURNER 1 bed apart F/F \$420pw

Properties currently for rent

AINSLIE 3 bed home \$730pw
AINSLIE 4 bed home \$750pw
BELCONNEN 3 bed t/house \$440pw
BELCONNEN 3 bed t/house \$450pw
BRADDON 1 bed apart F/F \$450pw
BRADDON 2 bed apart \$470pw
BRADDON 2 bed apart F/F \$565pw
DOWNER 4 bed home \$695pw
FLYNN 3 bed home \$390pw
KAMBAH 2 bed t/house \$350pw
KAMBAH 3 bed home \$450pw
O'CONNOR 2 bed apart \$440pw
LYONS 3 bed home \$500pw

We have a new website.
Check it out!
www.wrightdunn.com.au

Sales News

April's enquiry rate was steady through the month. Numbers through exhibitions was similar to March. The long weekends in March and April slowed activity somewhat but buyers are still active in most price brackets.

Whilst interest rates remain affordable banks are imposing a few extra conditions on investment loans. This may or may not cause investors to re-think their purchase strategy, but we would assume investors will seek better deals from other lending institutions before making a decision.

As we move towards the federal election real estate Australia-wide can hesitate in the short-term, however, as far as Canberra is concerned we doubt the election will impact greatly on buyer confidence.

As always, please feel free to contact me any time on 0418623352 to discuss the value of your property and best marketing strategies.

Cheers, Peter Andrighetto



Featured property



AINSLIE—23 Bonney Street

AUCTION

4 bedroom modern family home set on 933m² block. Sensational location—level block. Extended and renovated Tocumwal residence, 204m² of spacious living. Features covered front porch, separate lounge and dining areas, large modern kitchen with meals area, split level tiled family room. Bedrooms 1, 2 & 3 with sliding door access to side courtyard with feature ponds. Separate study nook, attic with 2 gable windows. Gas heater plus in-slab heating in family room. Double garage plus carport.

Auction—Saturday 7 May 2016 11:00am on site

On the market

AINSLIE—23 Bonney Street—4 bedroom modern family home. Family room, study, studio with bathroom and more... set on 933m² block. EER 1.5

AUCTION—Saturday 7 May 2016 11:00am on site

MELBA—7 Sampson Close—Large 4 bedroom family home in elevated position 168m² of living plus 48m² rumpus/studio. Double garage, views. EER 2

AUCTION—Saturday 14 May 2016 11:00am on site

DOWNER—5/63 Melba Street—1 bedroom 1st floor unit in great location. Opportunity to renovate to suit your needs. Great first investment. EER 0—**\$220,000**

HACKETT—55 Madigan Street—Everything old is new again! 3 bedroom duplex, 2 new timber decks, opposite shops. EER 2—**\$Negotiable**

HALL—4 Gibbes Street—4 bedroom plus study, ensuite, rumpus. 2,027m² block. EER 0.5—**\$Negotiable**

HAWKER—10/42 Jinka Street—Sensational, spacious, single level, fully renovated townhouse. 3 bedrooms, ensuite, study and 2 living areas. EER 1.5—**\$700,000+**

THEODORE—16/67 Ern Florence Crescent—Single level freestanding 3 bed townhouse with attached lock up garage. Opportunity to upgrade. EER 2—**\$350,000**

Sold/Under Offer

AINSLIE—28 Canning Street—3 bedroom residence backing open space to Mt Ainslie Reserve. EER 1.5—**\$918,000**

AINSLIE—43 Duffy Street—Amazing 4 bedroom ensuite home with downstairs rumpus room EER 0—**Under Offer**

BRADDON—62/65 Ainslie Avenue—Large executive 1 bedroom 'Gatsby' apartment, northerly aspect, easy walk to CBD and Mt Ainslie. EER 6—**\$380,000**

BRADDON—22/53 Elimatta Street—1 bedroom plus study or 2nd bedroom 1st floor townhouse. Fantastic inner city location. Opportunity to renovate. EER 3.5—**\$330,000**

DOWNER—66 Blakett Street—RZ3—2 storey unit development 65% plot ratio subject to development controls, 736m² block. EER 0.5—**\$800,000**

HACKETT—21 Gilbert Street—3 bedroom residence on high side of the street. Many possibilities. EER 1.5—**\$675,000**

HACKETT—6 Rivett Street—3 bedroom home, polished timber floors, separate kitchen. EER 2.5—**\$675,000**

KINGSTON—13/19 Leichhardt Street—Modern, spacious, light-filled one bedroom executive apartment in convenient location. EER 6—**\$435,000**

KINGSTON—17/19 Leichhardt Street—Quality 2 bedroom executive apartment in sought-after Kingston location. Location, lifestyle and amenity. EER 6—**\$677,500**

NARRABUNDAH—12/34 Leahy Close—3 bedroom split level ensuite apartment, open plan living area with amazing views. EER 5—**Under Offer**

THEODORE—22 Tregear Close—Easy care single level 3 bedroom home. Set on flat 420m² block. EER 3—**\$321,000**

On the market soon

QUEANBEYAN—2 storey, 3 bedroom ensuite townhouse.

Auction For Sale

Commercial Properties - For Lease

BRADDON—42 Mort Street

Unit 5—211.5m² approx. open plan, contemporary styled office premises. 1st floor

FYSHWICK—80-82 Wollongong Street

Unit 1B—123m² approx. shop front

NARRABUNDAH—18 Iluka Street

Unit 1—126m² approx. 3 separate offices, open central area, 2 x kitchenettes, 1 x bathroom. 1st floor

PHILLIP—43-57 Townshend Street

Unit 1A—56.65m² approx. shop front location

Contact Peter Andrighetto—0418 623 352

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.



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI
Principal
peter@wrightdunn.com.au



Jane Waslin
Licensed Agent
jane@wrightdunn.com.au

www.wrightdunn.com.au