

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

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**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)

**Electrical Safety Recall  
Hager 'mono' range**

Products affected include:

AD310T—1 module RCBO 10A 30mA  
AD316T—1 module RCBO 16A 30mA  
AD320T—1 module RCBO 20A 30mA  
AD325T—1 module RCBO 25A 30mA

These products have been sold nationally since July 2010. No other Hager branded RCBO's are affected by this recall.

A notice has been sent out for our tenants to advise us if the property has these products, at which point we will have an electrician check them. We will notify the owners if any work is required.

For more information, please visit  
[www.hagerelectro.com.au/6862.htm](http://www.hagerelectro.com.au/6862.htm)

If you do have any questions or concerns, please contact us at  
[admin@wrightdunn.com.au](mailto:admin@wrightdunn.com.au)

**Allhomes Price Increase**

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

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

The market has slowed a little the past month or so, enquiry has definitely dropped off which is normal for this time of year. As always we are constantly reassessing how we work and are flexible to fit into each type of market, we react accordingly to get the best result. In a quieter market there is not the choice of tenant that we see at a busier time, we will discuss options with you if necessary to meet the market.

**EOFY Planning**

At the beginning of the tax year we often don't think of the end of the tax year. Sometimes it is worth a reminder that if you would like some renovation or basic updates or improvements to your property it is worth planning throughout the year, perhaps when tradespeople are less busy (and perhaps a bit cheaper). If you are

considering some renovation or décor update to your property please don't hesitate to speak with your property manager to arrange some quotations.

**Owner returning**

If your rental property is your home and you are planning a return in the near future, keep in mind that we can organise some work to be completed once the tenant moves out but prior to your return. A coat of fresh paint and some new carpet are sometimes all a property needs to feel new again for your return. A reminder, we do not charge a fee for coordinating renovations or maintenance.

Please do not hesitate to contact me with any feedback or concerns at

[sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)



Regards,  
Sam Andrighetto

**Properties recently rented**

**AINSLIE** 3 bed home \$630pw  
**AINSLIE** 4 bed home \$750pw  
**BRADDON** 1 bed apart FF \$400pw  
**BRADDON** 2 bed apart \$470pw  
**BRADDON** 2 bed apart \$550pw  
**CAMPBELL** 1 bed flat \$300pw  
**CHIFLEY** 3 bed home \$430pw  
**CURTIN** 2 bed home \$450pw  
**DOWNER** 2 bed flat \$370pw  
**DOWNER** 4 bed home \$600pw  
**GOWRIE** 3 bed home \$410pw  
**HACKETT** 3 bed home \$550pw  
**KINGSTON** 2 bed apart \$620pw  
**LYNEHAM** 1 bed flat \$295pw  
**LYONS** 3 bed home \$490pw  
**MACGREGOR** 3 bed home \$420pw  
**NGUNNAWAL** 3 bed t/house \$350pw  
**WANNIASSA** 3 bed home \$480pw  
**WATSON** 1 bed unit \$270pw  
**WATSON** 3 bed home \$450pw

**Properties currently for rent**

**BELCONNEN** 3 bed t/house \$440pw  
**BRADDON** 2 bed apart \$430pw  
**CAMPBELL** 1 bed flat \$325pw  
**CHIFLEY** 3 bed home \$400pw  
**DICKSON** 1 bed home P/F \$430pw  
**KALEEN** 3 bed home \$450pw  
**O'CONNOR** 4 bed home \$790pw  
**PAGE** 1 bed duplex \$280pw  
**SWINGER HILL** 3 bed t/house \$410pw  
**TURNER** 1 bed unit F/F \$305pw  
**TURNER** 3 bed home \$520  
**TURNER** 4 bed home \$800pw

We have a new website.

Check it out!

[www.wrightdunn.com.au](http://www.wrightdunn.com.au)

## Sales News

We have had steady activity in the market, despite the forthcoming federal election and the speculation about changes to negative gearing. Exhibitions have been well attended and buyers are still prepared to commit to purchase. We have seen particularly strong results this month in the Belconnen area.

Recent land releases by the ACT Government in Throsby have seen high prices paid and we are experiencing an increase in the number of buyers inspecting existing homes on larger blocks in established suburbs as an alternative to purchasing land and building. In addition to being able to purchase a home on a larger block they also appreciate the local amenities available in these suburbs.

The current low interest rates mean that there are home loans available for less than 4% interest if you are prepared to shop around. This has given many buyers the confidence to enter the market although there are some who are waiting for the outcome of the election before taking the plunge.

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



### FRANKLIN—4/92 Henry Kendall Street

3 year old modern 2 storey, 3 bedroom townhouse. Living, dining, kitchen area downstairs with access to 2 enclosed courtyards. Stone bench tops and stainless steel appliances in kitchen. 3 spacious bedrooms upstairs. Main bedroom has ensuite and walk-in-robe. Study/store room upstairs. 2 car parking spaces in secure underground garage. Ducted heating and cooling. EER 5

**\$500,000+**

## On the market

**AINSLIE—91A Officer Crescent**—3 bedroom ensuite dual occupancy residence. Open plan living area. Great location. EER 5—**\$780,000+**

**AINSLIE—23 Bonney Street**— 4 bedroom modern family home set on 933m<sup>2</sup> block. Family room, study plus studio with own bathroom. EER 1.5—**\$1.2m+**

**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**

**EVATT—4 Emerton Street**—Spacious 4 bedroom ensuite residence, set on 779m<sup>2</sup> block. Double garage and rumpus room under. EER 1.5—**\$Negotiable**

**FRANKLIN—4/92 Henry Kendall Street**—3 year old modern 2 storey, 3 bedroom townhouse. 2 enclosed courtyards and 2 car parking spaces. EER 5—**\$500,000+**

**HAWKER—10/42 Jinka Street**—Sensational, spacious, single level, fully renovated townhouse . 3 bedrooms, ensuite, study and 2 living areas. EER 1.5—**\$690,000+**

**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—**\$Negotiable**

**QUEANBEYAN—19A Adams Street**—Immaculately presented modern 2 storey 3 bedroom townhouse in a development of only 3—**\$430,000**

**THEODORE—17/67 Ern Florence Crescent**—Single level freestanding 3 bed townhouse with attached lock up garage. Opportunity to upgrade. EER 2—**\$350,000**

## On the market soon

**AINSLIE— 2 storey, 6 bedroom, ensuite + study home.**

**DICKSON— 1,427m<sup>2</sup> approx. RZ4 site.**

**HACKETT— 3 bedroom brick home. Carport and garage.**

## Sold/Under Offer

**AINSLIE—43 Duffy Street**—Amazing 4 bedroom ensuite home with downstairs rumpus room EER 0—**\$942,500**

**BRADDON—153 Limestone Avenue**—RZ4 corner site. 860m<sup>2</sup> block. EER 2—**\$950,000**

**HALL—4 Gibbes Street**—4 bedroom plus study, ensuite, rumpus. 2,027m<sup>2</sup> block. EER 0.5—**Under Offer**

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

**MELBA—7 Sampson Close**—Large 4 bedroom home in elevated position with rumpus/studio and double garage under. EER 2—**\$620,000**

**NARRABUNDAH—12/34 Leahy Close**—3 bedroom split level ensuite apartment, open plan living area with amazing views. EER 5—**\$552,500**

## Commercial Properties - For Lease

**BRADDON—42 Mort Street**

**Unit 5**—211.5m<sup>2</sup> approx. open plan, contemporary styled office premises. 1st floor

**FYSHWICK—80-82 Wollongong Street**

**Unit 1B**—123m<sup>2</sup> approx. shop front

**NARRABUNDAH—18 Iluka Street**

**Unit 1**—126m<sup>2</sup> approx. 3 separate offices, open central area, 2 x kitchenettes, 1 x bathroom. 1st floor

**QUEANBEYAN—42 Stephens Road**

**Unit 2**—216m<sup>2</sup> approx. warehouse/factory with office

**WANNIASSA—38 Gartside Street**

**Unit 3**—74m<sup>2</sup> approx. shop front

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.



Jane Waslin  
Licensed Agent  
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