

"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

Buying an investment property?

Don't forget to claim depreciation. We can provide you with a flyer and discount voucher from **Write It Off**, property depreciation specialists. A depreciation schedule is especially useful for all newly purchased investment properties. It is important that you have an accurate depreciation schedule for your investment property as this may save you many dollars in tax.

Should you have any queries feel free to call Peter Andrighetto on 6257 2700 or email sales@wrightdunn.com.au.

Office Closure

Please note that our office will be closed on Monday 26 September 2016 for Canberra Family and Community Day.

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

Property Management News**Market update**

We are having a wet and cold winter and typically the rental market is quiet, having said that properties in good condition with reasonable (current market rent) will rent quickly. In a quiet market the choice of tenant is narrow and of course we aim to match our properties with good quality tenants. In a quiet market you may get one application as opposed to a busy market where you have choice over several applications or more, so you can be a lot more selective in a busy market. Quite often it's a balance between the kind of property we are renting (its condition and location), the types of tenants the property is attracting and how quickly do you as the owner need the income for the property. Obviously a good quality tenant is beneficial for you as the owner, maintaining the condition of the property and of course for us to deal with.

Returned calls and messages

We have a fairly strict policy of returning messages and phone calls within our company; if you feel in any way that your messages are going unanswered (or there are lengthy delays) please do not hesitate to let

me know. Of course there are occasions where the reason is valid but we hope that this would be a rarity. We all know how frustrating unanswered emails and phone calls are so I really would like to help if you are in this situation with Wright Dunn.

Insurance

Reminder of the importance of ensuring your insurance is up to date. We recommend some kind of landlord policy and recommend reading the fine print in regards to what is covered. Reminder that if you have a property that is covered by a body corporate you will still need to have contents insurance in place.

We do recommend to all our tenants that they insure their belongings whilst living at the property as the lessor's policy will not cover their belongings if an event occurs.

As always please do not hesitate to offer any feedback at

sam@wrightdunn.com.au

Regards,
Sam Andrighetto

**Properties currently for rent**

AINSLIE 3 bed home \$350pw
AINSLIE 3 bed home \$550pw
BARTON 2 bed apart \$590pw
BELCONNEN 2 bed unit \$320pw
CURTIN 1 bed unit \$250pw
DICKSON 1 bed unit \$360pw
DICKSON 4 bed home \$550pw
DICKSON 3 bed duplex \$600pw
GRIFFITH 2 bed apart F/F \$610pw
LYNEHAM 2 bed t/house \$425pw
O'CONNOR 4 bed home \$790pw
SCULLIN 2 bed unit \$280pw
TURNER 4 bed home \$800pw
WATSON 3 bed home \$400pw

Properties recently rented

AINSLIE 3 bed home \$495pw
ARANDA 3 bed duplex \$370pw
BRADDON 2 bed apart F/F \$550pw
CAMPBELL 1 bed unit \$300pw
CURTIN 1 bed unit \$270pw
DICKSON 1 bed home P/F \$400pw
DOWNER 1 bed garden flat \$285pw
HACKETT 3 bed home \$390pw
HOLT 2 bed apart \$360pw
O'CONNOR 5 bed home \$530pw
PAGE 1 bed home \$270pw
TURNER 2 bed apart \$395pw
WATSON 3 bed home \$415pw

Sales News

Low stock of quality homes have kept enquiry and activity at a strong to high level.

Open homes have been well attended and most of our auctions properties have had offers prior to the auction.

As we move towards spring our expectations of new stock coming onto the market will cause the usual market buzz for the last quarter of 2016.

Again interest rates dropping below 4% have allowed many buyers to increase their purchase price level and compete aggressively at auctions.

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



SPENCE—24 Somerville Street

Fantastic opportunity to renovate to suit your needs! Set on 1,143m² block in a quiet loop street with access to parkland/open space and Mt Rogers reserve. Features formal entry, large L-shaped lounge dining area, original 1970's style kitchen, family room with access to paved outdoor entertaining area, 3 bedrooms, upgraded bathroom with bath tub, timber flooring to most areas, ducted gas heating, separate double garage and front covered paved entertaining area. EER 1.5.

AUCTION—Saturday 10 September 2016 11:00am on site

On the market

AINSLIE—168 Duffy Street—2 storey, 6 bedroom, ensuite plus study home on an 878m² block. EER 4.5

SPENCE—24 Somerville Street—3 bedroom home set on 1,143m² block. Fantastic opportunity to renovate to suit your needs. EER 1.5.

AUCTION—Saturday 10 August 2016 11:00am on site

HACKETT—7 Dunlop Street—1960's contemporary 3 bedroom U-shaped residence. Set on 810m² block. EER 0

AUCTION—Saturday 17 August 2016 11:00am on site

DICKSON—25 & 27 Wakefield Avenue—1,427m² approx. RZ4 site. 80% plot ratio, 3 storey unit development—subject to development controls. EER 1.5 & 0.5
EOI—Closes 3:00pm Friday 26 August 2016

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—**\$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—**\$497,500**

KINGSTON—9/19 Leichhardt Street—Large modern 2 bedroom ensuite apartment with large balcony and treetop outlook, 2 car parks. EER 3—**\$779,000**

KINGSTON—111/20-22 Eyre Street—2 bedroom top floor apartment, plenty of storage, north facing balcony, 2 car parks. EER 6—**\$600,000**

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—**\$1.7m+**

WRIGHT—11/40 Philip Hodgins Street—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**\$337,500**

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. 860m² block. EER 2—**\$950,000**

EVATT—4 Emerton Street—Spacious 4 bedroom ensuite residence, set on 779m² block. Double garage and rumpus room under. EER 1.5—**\$555,000**

HALL—4 Gibbes Street—4 bedroom plus study, ensuite, rumpus. 2,027m² block. EER 0.5—**\$1,070,000**

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**

QUEANBEYAN—19A Adams Street—Immaculately presented modern 2 storey 3 bedroom townhouse in a development of only 3—**\$422,500**

THEODORE—17/67 Ern Florence Crescent—Single level freestanding 3 bed townhouse with attached lock up garage. Opportunity to upgrade. EER 2—**Under Offer**

Commercial properties for lease

BRADDON—42 Mort Street—Unit 5—211.5m² approx. open plan, contemporary styled 1st floor office premises.

NARRABUNDAH—18 Iluka Street—1st floor—126m² approx. 3 separate offices, open central area, 2 x kitchenettes, 1 x bathroom

WANNIASSA—38 Gartside Street—Unit 3—74m² approx. shop front.

Contact Peter Andrighetto—0418 623 352

Auction

For Sale

On the market soon

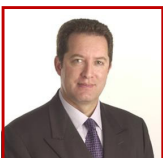
GUNGAHLIN—2 bedroom ensuite apartment. 1 car park

HACKETT—4 bedroom brick home. 779m² approx. block

TURNER—3/4 bedroom ens home + study + garden flat

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