

"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

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.

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

Property Management News**Market**

As the market is quiet over the winter months it more important than ever to keep in mind the competition, what is renting in your area comparing similar type of properties. What do those properties that are in competition have to offer in terms of heating/cooling, parking, bathrooms and updated kitchens and décor.

During this period it is sometimes worth dropping the rent slightly below your competition to entice prospective tenants to rent yours first. Less vacancy time the better and having the property rented quickly often makes up for the slight shortfall (still keeping in mind to match the right tenant to your property).

Do we pay all the bills for your property?

For most of our clients we pay regular bills such as rates, land tax as well as water and sewerage. If we are not currently doing this for your property we are more than happy to take on these payments and hand the end of financial statement over all neatly packaged with all your property expenditure in one document. Please contact me on accounts@wrightdunn.com.au if you would like to change your current arrangements.

Negotiate when a tenant vacates

It is sometimes necessary to negotiate when a tenant vacates to avoid a tribunal hearing, unless necessary. Some give and take may be called for from both parties to find a solution if the property is found to have some discrepancies that are not normal wear and tear.

Standard residential tenancy terms (schedule 1)

- 64 The tenant must leave the premises—
- (a) in substantially the same state of cleanliness, removing all the tenant's belongings and any other goods brought onto the premises during the duration of the tenancy agreement; and
 - (b) in substantially the same condition as the premises were in at the commencement of the tenancy agreement, fair wear and tear excepted.

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 dual occ \$620pw
BRUCE 3 bed t/house \$600pw
CAMPBELL 1 bed flat \$315pw
DICKSON 1 bed home P/F \$400pw
DICKSON 3 bed home \$450pw
GRIFFITH 2 bed apart F/F \$625pw
O'CONNOR 4 bed home \$790pw
PAGE 1 bed duplex \$270pw
SWINGER HILL 3 bed t/house \$380pw
TURNER 2 bed apart \$395pw
TURNER 4 bed home \$800pw

Properties recently rented

BRADDON 2 bed apart \$430pw
BRADDON 2 bed apart F/F \$520pw
CHIFLEY 3 bed home \$400pw
GOWRIE 4 bed home \$500pw
KALEEN 3 bed home \$450pw
LYNEHAM 1 bed unit \$270pw
TURNER 1 bed unit \$295pw
TURNER 3 bed home \$530pw
WATSON 3 bed t/house \$450pw

Commercial properties for lease

BRADDON—42 Mort Street—Unit 5—211.5m² approx. open plan, contemporary styled 1st floor office premises.
FYSHWICK—80-82 Wollongong Street—Unit 1B—123m² approx. shop front with office.
NARRABUNDAH—18 Iluka Street—Upstairs—126m² approx. 3 separate offices, open central area, 2 x kitchenettes, 1 x bathroom. 1st floor
QUEANBEYAN—42 Stephens Road—Unit 2—216m² approx. warehouse **LEASED**
WANNIASSA—38 Gartside Street—Unit 3—74m² approx. shop front.

Contact Peter Andrighetto—0418 623 352

Sales News

With the election finally over activity has kicked up a gear mainly towards the end of July 2016.

The number of properties on the market were down in July. Enquiry rate remains constant which is partly seasonal and partly due to the election.

The next quarter should prove to be similar to "Winter Market" in Canberra. However, with the negative-gearing off the table and talk of a future interest rate reduction I expect better results than the last few years as a lower supply of properties for sale during July, August and September will keep house prices stable to above market.

Best buys—upgraded or recently built (last 10 years or so) houses and anything on 750m²—1,000m² block in the inner areas—as these properties will continue to appreciate over the next few years.

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



On the market

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

AINSLIE—23 Bonney Street—4 bedroom modern family home set on 933m² 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—**\$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+**

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—**\$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**

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

Featured property



KINGSTON—9/19 Leichhardt Street

Light-filled, spacious modern apartment in sought-after Kingston Place development. Built to the highest standards and with its corner location, this apartment has many redeeming features; 100m² of living area plus a 24m² covered balcony, spacious open plan living, dining and kitchen with 2 walls of windows, 2 segregated bedrooms, ensuite with bathtub and large shower, functional study nook, euro style laundry, and 2 secure car spaces. EER 3—**\$779,000**

On the market

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

AUCTION—August 2016

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

EXPRESSION OF INTEREST

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**

On the market soon

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

For Sale

Auction

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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