

"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 a property depreciation specialist. 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.

Electronic Statements

If you do not currently receive an electronic copy of your monthly statement and would like to, please email your request to accounts@wrightdunn.com.au

Property Management News**Market**

Although we have had a wet and cold start to spring we have noticed the market picking up pace, we expect it to increase slowly with the peak times being November through to the end of February.

Vacancy vs Reducing Rent

It is important to do some calculations when your property is vacant, every week it is empty you are forgoing rent, however sometimes looking at a slight decrease to position your property in a really complete place, makes it more appealing and will often rent quicker. Calculate the loss of each week rent verses the amount that it would cost you to reduce the property by \$5-10 per week. For example reducing the property by \$5 each week is \$260 annually, less than a week's rent. We understand and agree that the more rent the better, however seeing a property vacant for a prolonged time is disconcerting to you as the owner and

us as the agent. The most important thing is to present your property at a comparable price and in a comparable condition to others on the rental market in direct competition to yours.

Lauren's News

Lauren and her husband Andy are expecting their second child in December, we are delighted for them. Lauren will be on maternity leave from mid-December to mid-April. During this time Isobel Pardoe will be caretaking her portfolio along with Peter and myself. If you would like to discuss this matter please don't hesitate to contact me.

As always we look forward to hearing your feedback at
sam@wrightdunn.com.au

Regards,
Sam Andrighetto

**Properties recently rented**

AINSLIE 3 bed home \$350pw
AINSLIE 3 bed home \$520pw
BARTON 2 bed apart \$590pw
CURTIN 1 bed unit \$250pw
DICKSON 1 bed apart \$360pw
DICKSON 2 bed home \$500pw
DICKSON 4 bed home \$550pw
GIRALANG 3 bed home \$415pw
GIRALANG 4 bed home \$550pw
KALEEN 3 bed home \$475pw
LYNEHAM 2 bed t/house \$425pw
LYONS 2 bed apart \$475pw
SCULLIN 2 bed unit \$280pw
TURNER 1 bed unit \$295pw
TURNER 4 bed home \$800pw
WATSON 3 bed home \$400pw

Properties currently for rent

AINSLIE 3 bed home \$470pw
AINSLIE 3 bed home \$490pw
AINSLIE 4 bed home \$790pw
BRADDON 1 bed unit \$295pw
BRADDON 2 bed apart \$425pw
DICKSON 3 bed duplex \$530pw
DICKSON 3 bed home \$TBA
DOWNER 1 bed unit \$285pw
GRIFFITH 2 bed apart F/F \$610pw
O'CONNOR 4 bed home \$750pw
WATSON 2 bed unit \$310pw

Office Closure

Please note that our office will be closed on Monday 3rd October 2016 for Canberra Labour Day.

Sales News

Sales activity at a high during September 2016. There are lots of buyers floating in the market searching for the "right home". Inner north area land values are increasing, with buyers purchasing older style homes from mid \$650k—\$750k with the view of knocking down within 2 years or so.

Development sites are sought after, especially if 2 or 3 blocks can be purchased in one line. RZ3—2 storey developments are selling from \$1,000—\$1,250psm. RZ4—3 storey developments are selling from \$1,300—\$1,400psm. However, if you are within walking distance to the City—e.g. Turner, expect to pay \$1,500-\$1,600psm for RZ4 (if you can get one).

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



TURNER—51 Macleay Street House and flat.

Rare offering.

Full brick 3-4 bedroom family home. Spacious design. Separate large dining sunroom. Main bedroom with ensuite. Family room off kitchen. 2nd bedroom has access to study or 4th bedroom. Separate 1 bedroom self-contained flat. 1,075m² block. EER 1.5.
Expressions of Interest—Close 3pm Tuesday 1 Nov 2016

On the market

BRADDON—12/20 Ijong Street—2 storey 2 bedroom ensuite townhouse. Best position in development. Lots of north sun. 2 basement carparks. EER 4

AUCTION—Saturday 29 October 2016 11:00am on site

TURNER—51 Macleay Street—House and flat. Full brick 3-4 bedroom family home. Separate 1 bedroom self-contained flat. 1,075m² block. EER 1.5.

Expressions of Interest—Close 3pm Tuesday 1 Nov 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**

GUNGAHLIN—207/100 Gungahlin Place—Established 2 bedroom ensuite apartment in the bustling Gungahlin Town Centre 74m² living + 10m² balcony. EER 6—**\$349,950**

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

KINGSTON—111/20-22 Eyre Street—2 bedroom top floor apartment, plenty of storage, north facing balcony, 2 car parks. EER 6—**\$560,000**

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—**\$332,500**

Commercial properties for lease

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

BRADDON—90 Northbourne Avenue—2 x garages available for lease.

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

Sold/Under Offer

AINSLIE—168 Duffy Street—The ultimate family home. 6 bedrooms, ensuite, 2 bathroom plus study. 349m² of living area, 878m² block. EER 4.5—**\$1,600,000**

BRADDON—153 Limestone Avenue—RZ4 corner site. 860m² block. EER 2—**\$950,000**

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—**\$1,900,000**

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—**\$480,000**

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

HACKETT—7 Dunlop Street—1960's contemporary 3 bedroom U-shaped residence. Set on 810m² block. EER 0—**\$685,000**

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

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

SPENCE—24 Somerville Street—3 bedroom home set on 1,143m² block. Fantastic opportunity to renovate to suit your needs. EER 1.5—**\$476,000**

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

On the market soon

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

TURNER—3-4 bedroom renovated residence—sensational home

KALEEN—3 bedroom ens home with extended living area

Auction

For Sale

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