

"Making the right moves in selling and renting"

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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.

Property Management News**Market update**

The rental market is certainly picking up pace as expected, we are seeing much more movement in terms of tenants vacating but equally the amount of tenants looking for property has also increased. We are expecting an influx of student groups and families towards the end of the year and the beginning of 2017.

Insurance, landlord protection

A reminder of the importance of landlord insurance. A good policy should protect you in the event of damage and loss of rent. Please check with your insurance company next time you are updating your policy or paying your premium to ensure you have a good policy that covers all likely events.

Christmas End of Month and opening hours

Please see Christmas opening hours' notice in this newsletter. The end of month owner payout will be conducted on Thursday 22 December 2016 due

to the public holidays and closedown period. It may be required to plan for this period if you have payments attached to your rental payment deposits.

Electronic statements & invoices

A reminder when receiving your electronic statements that the invoices are attached in the month/period they are entered, they may not necessarily be attached to the monthly statement when they are paid. If an invoice that has been paid is not attached to your statement it will most likely be attached to the previous months statement. This is a software issue that unfortunately I cannot change at this stage, hopefully this will change in the near future.

Please don't hesitate to contact me if you need to discuss any matter on 0419 219 262 or email me at

sam@wrightdunn.com.au

Regards,
Sam Andrighetto

**Properties recently rented**

AINSLIE 5 bed home \$1,100pw
BELCONNEN 3 bed t/house \$460pw
BRADDON 2 bed apart \$460pw
BRUCE 3 bed t/house \$510pw
CARWOOLA 4 bed home \$800pw
DICKSON 3 bed home \$550pw
DOWNER 3 bed home \$510pw
GRIFFITH 1 bed apart F/F \$485pw
GUNGAHLIN 2 bed apart \$425pw
HACKETT 1 bed gdn flat \$200pw
KINGSTON 1 bed apart \$450pw
KINGSTON 2 bed apart F/F \$520pw
LYNEHAM 2 bed unit \$320pw
O'CONNOR 4 bed home \$720pw
YARRALUMLA 1 bed apart \$400pw

Properties currently for rent

AINSLIE 4 bed home \$640pw
AINSLIE 3 bed home \$650pw
AINSLIE 4 bed home \$660pw
BRADDON 1 bed unit \$360pw
DICKSON 1 bed duplex \$400pw
HARRISON 1 bed apart \$340pw
JERRABOMBERRA 5 bed home \$1,200pw
KINGSTON 2 bed F/F apart \$600pw
PAGE 2 bed duplex \$395pw
RED HILL 4 bed home \$550pw
WATSON 3 bed home \$410pw
WATSON 3 bed home \$450pw

**Holiday Closure**

Please be aware of our Christmas holiday period.

Closing: 5:00pm 23rd
December 2016

Re-opening: 9:00am 3rd
January 2017

Our tenants have a list of tradespeople in case of an emergency and Peter will be available if required on 0418 623 352

Sales News

Busy busy November. Lots of buyers in the market place and they are very active.

There seems to be a frenzy in certain areas of the market. Anything under \$700,000 in the inner areas is being hotly contested.

There doesn't seem to be anything that will curtail the Christmas rush which is being fueled by lower interest rates and low housing stock levels.

As predicted last month, this level of activity will flow through to the 1st quarter of 2017. Great time to sell and a great time to invest.

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

TURNER—64 Ormond Street—Amazing 3 or 4 bedroom plus study, ensuite, fully renovated brick home. Double garage and outdoor kitchen. EER 2.0

AUCTION—Saturday 26 Nov 2016 11:00am on site

HACKETT—13 Caldwell Street—Renovators special! Solid brick 4 bedroom home set on 779m² block with north aspect to rear. EER 0.

AUCTION—Saturday 3 Dec 2016 11:00am on site

BRADDON—11/62 Lowanna Street—2 bedroom ensuite courtyard apartment. Superb location, spacious design. 94m² living space + 35m² courtyard. EER 5.

AUCTION—Saturday 3 Dec 2016 12:30pm on site

KALEEN—22 Callabonna Street—Meticulously maintained 3 bedroom Kaleen home with RZ2 zoning. 124m² living space set on 747m² block. EER 2.

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

O'CONNOR—5 Wattle Street—RZ4 land bank opportunity. Solid brick 1960's 3 bedroom home. 865m² block. EER 0.

AUCTION—Saturday 10 Dec 2016 12:30pm on site

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—111/20-22 Eyre Street—2 bedroom top floor apartment, plenty of storage, north facing balcony, 2 car parks. EER 6—**\$550,000**

KINGSTON—9/19 Leichhardt Street—Large modern 2 bedroom ensuite apartment with large balcony and treetop outlook, 2 car parks. EER 3—**\$750,000**

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+**

WEETANGERA—12 & 14 Shumack Street—1,899m² RZ2 development site, DA approved for 6 x 3 bedroom ensuite townhouses. EER 1 & 2—**\$Negotiable**

WRIGHT—11/40 Philip Hodgins Street—Almost new spacious 2 bedroom apartment in the Observatory Living development. EER 6—**\$327,000**

Featured property



KALEEN—22 Callabonna Street— AUCTION

Meticulously maintained 3 bedroom ensuite Kaleen home with RZ2 zoning. Offered to the market for the first time by its original owner, this much cared for home offers: Large living room with fireplace, separate dining, upgraded kitchen with lots of cupboards and modern appliances, family meals area, 3 bedrooms—main with renovated ensuite, extra large 3rd bedroom with direct access to rear garden, renovated main bathroom and much more... EER 2.

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

Sold/Under Offer

AINSLIE—266 Duffy Street—Sensational 2 storey 4 bedroom ensuite residence set on 910m² block backing Mt Ainslie Reserve. EER 1.5—**\$1,200,000**

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—12/20 Ijong Street—2 storey 2 bedroom ensuite townhouse. Best position in development. Lots of north sun. 2 basement carparks. EER 4—**\$540,000**

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**

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**

KINGSTON—41/21 Dawes Street—Luxury executive 2 bedroom ensuite apartment with north-facing courtyard in ultra-convenient location. EER 5.5—**Under Offer**

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

Commercial properties for lease

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

FYSHWICK—194 Gladstone Street—308m² approx. + 298m² approx. yard. Fitted out for office and workshop.

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

TURNER—1B/9 McKay Street—93m² approx. office, 2 car spaces
Contact Peter Andrighetto—0418 623 352

On the market soon

DICKSON—1,226m² approx. RZ4 site 80% plot ratio

Auction

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.

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Jane Waslin
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