

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

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**Smoke Alarms**

With recent amendments to the Residential Tenancies Act 1997 effective 24 August 2017 Lessors are required to install smoke alarms in their rental properties. Tenants are responsible for changing batteries as necessary. Please talk to our property managers for details and installation costs.

**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](mailto:sales@wrightdunn.com.au)

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

Similar market conditions as last month, steadily increasing in preparation for better weather and an influx of people towards the end of the year and the beginning of 2018.

**New Legislation – Tenants breaking their lease**

There is a new option when signing a tenant to a lease with regard to a break lease situation (*a tenant that wishes to vacate the property during a fixed term lease*). The option is available if a lessor and tenant agree to the clause, it is an opt in clause.

**Termination before end of fixed term—fee for breaking Lease**

(1) If the tenant ends a fixed term agreement before the end of the fixed term (other than for a reason provided for by the Residential Tenancies Act or the agreement), the tenant must pay a fee (a **break fee**) of the following amount:

- (a) if the fixed term is 3 years or less—  
(i) if less than half of the fixed term has expired—  
6 weeks rent; or  
(ii) in any other case—4 weeks rent;  
(b) if the fixed term is more than 3 years—the amount agreed between the lessor and tenant.

(2) The lessor agrees that the compensation payable by the tenant for ending a fixed term agreement before the end of the fixed term is limited to the amount of the break fee specified in subclause (1).

Break lease situations can be sometimes difficult to negotiate a resolution as tenants often don't take the lease contract as seriously as they should. If the tenant doesn't opt in to the above clause, the original break lease applies. The lessor can seek from the tenant up to one weeks rent as compensation for letting costs and advertising and compensation for loss of rent due to the break lease (up to 26 weeks max).

It is a little complicated and each situation can be handled a little differently depending on circumstances of tenant or landlord and also perhaps the length of the tenancy can be taken into account.

Feel free to discuss options with your property manager if the situation arises.

As always, feedback is encouraged. Please contact me at [sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)

Kind regards,  
Sam Andrighetto

**Properties recently rented**

**AINSLIE** 3 bed home **\$630pw**  
**AINSLIE** 3 bed home **\$750pw**  
**BRADDON** 1 bed apart **\$500pw**  
**BRADDON** 2 bed apart **\$560pw**  
**CAMPBELL** 1 bed apart **\$370pw**  
**DOWNER** 1 bed apart **\$430pw**  
**DOWNER** 4 bed house **585pw**  
**KALEEN** 3 bed house **\$490pw**  
**PALMERSTON** 4 bed t/house **\$510pw**  
**WATSON** 2 bed apart **\$415pw**

**Properties currently for rent**

**AINSLIE** 3 bed home **\$490pw**  
**BRADDON** 4 bed home **\$800pw**  
**DICKSON** 2 bed home **\$500pw**  
**KAMBAH** 2 bed t/house **\$370pw**  
**PEARCE** 1 bed duplex **\$305pw**  
**QUEANBEYAN** 2 bed unit **\$330pw**  
**WATSON** 3 bed dual occ **\$450pw**

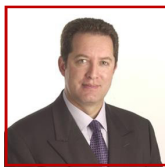
## Sales News

October 2017 has been active. The warmer weather and day light savings has also helped with more enquiries and availability of buyers to inspect properties.

The Canberra market is still in surge mode. Recent media reports have Canberra listed as the city to invest in, which certainly will help and encourage interstate investors to look at Canberra as a stable market.

Interest rates continue to be low with rates of 3.8% becoming a 'norm'. Home buyers and investors are benefiting from the last few years of low interest rates.

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

**CITY—86/2 Edinburgh Avenue**—"Metropolitan" - 1 bed apartment with monumental views over New Acton. Access to gym, pool & common BBQ. EER 5.5—**\$400,000+**

**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—**\$1.5m+**

**TURNER—1A/52 Forbes Street**—Established ground floor 2 bedroom apartment in enviable location. 81m<sup>2</sup> living space, single garage + store. EER 4—**\$410,000**

**TURNER—10/33 Moore Street**—Top level 2 bedroom ensuite apartment. 85m<sup>2</sup> approx. living space + full length balcony. 1 basement car space. EER 6—**\$538,000**

**WATSON—72 Tay Street**—2 bedroom home in The Fair. Open plan living, single garage. Community facilities include BBQ, parkland, and hall. EER 6—**\$450,000+**

## Commercial properties for lease

**BELCONNEN—4 Weedon Close—Unit 1 & 2**—250m<sup>2</sup> approx. shop front premises + arcade frontage.

**BRADDON—42 Mort Street—Unit 5**—211.5m<sup>2</sup> approx. open plan, contemporary styled 1st floor office premises.

**FYSHWICK—194 Gladstone Street**—308m<sup>2</sup> approx. + 98m<sup>2</sup> approx. yard. Fitted out for office and workshop.

**TURNER—1B/9 McKay Street**—93m<sup>2</sup> approx. office, full length balcony, 2 car spaces

## On the market soon

**CITY**—5th level 2 bed apartment in 'Manhattan'

**GRIFFITH**—Spacious 2 bed + study + ensuite apartment

## Featured property



**WATSON—72 Tay Street—\$450,000+**  
**2 bedroom home in The Fair.**

Looking for your first home or an addition to your property investment portfolio in sought-after inner-north? This home is 5 years young and located in 'The Fair' development in Watson.

Features include: 2 bedrooms—both with mirror-door built-in-robos; open plan living, dining, kitchen area; electric cooktop and dishwasher; electric wall heaters; laundry sink and tap fittings in the large single garage with internal access; north facing living area with access to rear courtyard.

Community facilities include barbeques, parkland and a hall. Close to schools, nature reserves with walking trails, and just a short drive to the Dickson Shopping Centre and City Centre, EER 6.

## Sold/Under offer

**AINSLIE—6 Officer Crescent**—Completely renovated pristine 4 bedroom ensuite residence. 933m<sup>2</sup> block within walking distance to Ainslie Shops. EER 4—**\$1,075,000**

**BRADDON—13/37 Ipima Street**—Ground floor 2 bedroom ens courtyard apartment in fantastic location. EER 6—**\$510,000**

**BRUCE—35/31 Thynne Street**—"Belle" - Residential or commercial use—3 bed ens courtyard apartment. 104m<sup>2</sup> in living space with street frontage. EER 4.5—**Under Offer**

**BYWONG—1514 Bungendore Road**—Large 4 or 5 bedroom residence set on 8.019ha approx. elevated site—3 dams and fenced paddocks—**\$760,000**

**NARRABUNDAH—18 Iluka Street**—2 storey commercial building in the bustling Narrabundah shops—**\$880,000**

**O'CONNOR—11/27 Berrigan Crescent**—2 bedroom ens apartment, central inner north location. Easy access to Lyneham, O'Connor, ANU & City. EER 6—**\$540,000**

**O'CONNOR—3/4 Hay Street**—Modern 2 storey 2 bedroom ensuite townhouse set in a boutique development of only 7. Short walk to O'Connor shops. EER 6—**\$540,000**

**REID—43/14 Boolee Street**—"Monterey" - 1 bedroom City edge apartment. 1st floor location, full length balcony overlooking Glebe Park. EER 6—**\$310,000**

**REID—34 Elimatta Street**—Charm and character of days gone by. 3 bedroom residence set on a glorious 1,208m<sup>2</sup> parcel of land. EER 2—**\$1,360,000**

**WATSON—7 McCawley Street**—Great location, short walk to parkland and play area. 3 bedroom residence. Opportunity to renovate. 696m<sup>2</sup> level block. EER 1—**\$730,000**

**WRIGHT—168/61 John Gorton Drive**—North facing 1 bedroom in the Ambiente complex. Complex has pool and BBQ entertaining area. EER 4—**\$315,000**

For Sale



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI  
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## 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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