

"Making the right moves in selling and renting"

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End Of Month

End of month in December will take place on Thursday 21st of December 2017 due to public holidays.

**Holiday Closure**

Please be aware of our Christmas holiday period.

Closing: 5:00pm 22nd
December 2017

Re-opening: 9:00am 2nd
January 2018

Our tenants have a list of tradespeople in case of an emergency and Peter will be available if required on 0418 623 352 or peter@wrightdunn.com.au

Property Management News

Gearing up for the busy season we are starting to see more tenants vacating and properties are renting a little quicker. Some tenants have mentioned trying to get ahead of the crowds of prospective tenants looking in January/February. Rents are still increasing slightly at this stage. Good quality and updated properties are always in demand....

A few reminders about insurance -

If your property is in a body corporate you should still have contents insurance on top of the building insurance that you pay as part of your body corporate levies. Get a landlord package, read the requirements of that insurance policy, such as, does the insurance company need updates every time the rent changes? Or do you have cover if the tenants are not on a fixed term lease? Read the fine print of what your policy covers, so many landlords are disappointed, that when they need cover, the item in their landlord insurance package isn't covered, especially in terms of loss of rent or tenant damage.

Changes to routine inspection format

We have just updated our systems to include new software for routine

inspections as well as incoming and outgoing inventory reports. This will be rolled out over the next few months and I hope to have a smooth transition. The new reports will be a little more detailed and if the need arises will include photographs. If there something that you are concerned about and would like the property managers to focus on during final inspections, please don't hesitate to contact your property manager.

Smoke Alarms

Smoke Alarms, the vast majority of our properties have now been serviced by Smoke Alarms Australia. The annual once of cost does include as many call outs as needed for alarm or battery issues, we have had several properties already that have had a technician attend more than once, included in the one off fee

Please don't hesitate to contact me, happy to receive feedback at any time. sam@wrightdunn.com.au

Kind Regards,
Sam Andrighetto

**Properties recently rented**

BRADDON 4 bed home \$800pw
BRADDON 1 bed apart \$350pw
CURTIN 1 bed apart \$300pw
DOWNER 3 bed home \$540pw
RED HILL 4 bed home \$560pw
TURNER 2 bed apart \$450pw
WATSON 2 bed home \$410pw

Properties currently for rent

AINSLIE 3 bed home \$800pw
AINSLIE 4 bed home \$800pw
AINSLIE 3 bed home \$675pw
BANKS 3 bed home \$380pw
BRADDON 2 bed home \$480pw
DUNLOP 4 bed home \$550pw
KAMBAH 2 bed t/house \$370pw
LYNEHAM 1 bed duplex \$305pw
NARRABUNDAH 4 bed house \$975pw
O'CONNOR 2 bed t/house \$380pw
PEARCE 1 bed t/house \$295pw

Sales News

November 2017 enquiries have been good to strong . Exhibitions throughout Canberra have been well attended.

As we count down to Christmas we seasonally find a surge in activity with buyers wanting to exchange or settle before the holiday period.

The Canberra market is considered a stable market and producing a growth rate better than most cities in Australia. This is evident with the amount of \$1m and \$2m sales being achieved in the Inner Canberra areas.

We expect rents to continue to grow especially in the next 3 months as tenants compete for properties.

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

NARRABUNDAH—2 Nyrang Street—2 bedroom original residence set on a 958m² block. EER 0.0
Auction—Saturday 2 December 2017 11:00am on site

BELCONNEN—55/13 Chandler Street—1 bedroom apartment with resort style facilities in the heart of Belconnen. 51sqm living area plus a 12sqm balcony. EER 6.0—**\$300,000**

BRADDON—42/11 Fawkner Street—3 bedroom, ensuite, 2 Balcony apartment in the Fullerton. EER 6.0—**\$560,000+**

CITY—Bunda Street—'Manhattan' - 2 bed ensuite apartment overlooking Glebe Park. 94sqm living plus a 15sqm covered balcony. EER 5.5—**\$650,000+**

FLYNN—5 Wyles Place—Spacious 4 bedroom established family home. 748m² elevated block. EER 0.5—**\$750,000+**

GRIFFITH—27/76 Leichhardt Street—The Friday apartments—Fantastic location on the 2nd floor. 2 bedroom ensuite plus study. EER 6.0—**\$625,000+**

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—**\$1.5m+**

TURNER—1A/52 Forbes Street—Established ground floor 2 bedroom apartment in enviable location. 81m² living space, single garage + store. EER 4—**\$400,000+**

WATSON—72 Tay Street—2 bedroom home in The Fair. Open plan living, single garage. Community facilities include BBQ, parkland, and hall. EER 6—**\$440,000+**

Commercial properties for lease

BELCONNEN—4 Weedon Close—Unit 1 & 2—250m² approx. shop front premises + arcade frontage.

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

FYSHWICK—194 Gladstone Street—308m² approx. + 98m² approx. yard. Fitted out for office and workshop.

TURNER—1B/9 McKay Street—93m² approx. office, full length balcony, 2 car spaces

NARRABUNDAH—1/18 Iluka Street—126m² approx. Open central area. 2 Kitchensettes. 1 bathroom with shower + WC.

On the market soon

CASEY— 3 bedroom + ensuite modern residence.

WATSON— 3 bedroom home—renovators special!!!

Featured property



FLYNN—5 Wyles Place—\$750,000+

If you are looking for a four bedroom family home with ensuite, family room, outdoor entertaining area and double garage, then this one is for you.

Features include:

200 sqm of living area plus 28 sqm (approx) covered entertaining deck; main bedroom with walk-through robe and ensuite, plus sliding glass door access to the deck; huge (38 sqm (approx) segregated 4th bedroom/study/home office/teenager's retreat; kitchen is well laid-out with 2 pantries, dishwasher and plenty of bench space; separate laundry; double garage has room for 2 cars plus additional storage and roller door at rear to give access to backyard; ducted gas heating; RC/AC in family area and 4th bedroom; plenty of built-in storage cupboards, including in all bedrooms, family room, hallway and laundry; attractive well maintained established easy care gardens and backyard with irrigation system in place; instant gas hot water.

This home is just a few minutes from a suburban shopping hub and a ten minute drive to Belconnen Town Centre.

EER 0.5

Sold/Under offer

AINSLIE—6 Officer Crescent—Completely renovated pristine 4 bedroom ensuite residence. 933m² 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. 104m² in living space with street frontage. EER 4.5—**\$415,000**

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**

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**

Auction
For Sale



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI
Principal. Licensee ACT & NSW
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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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