

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

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**MERRY CHRISTMAS!**

From all of us at Wright Dunn, we wish all our clients, their family and friends a happy and safe holiday period.

We hope 2018 is a happy and prosperous year for all.

**Holiday Closure**

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](mailto:peter@wrightdunn.com.au)

**Property Management News****Market and reflection on 2017**

Another strong year for rentals in the ACT and Queanbeyan. We saw reasonably low average vacancy levels throughout the year and steady rental growth in most areas. We still witnessed some rents dropping in areas that have an oversupply of properties, or perhaps for properties that have not been able to be maintained to a reasonable standard in relation to the properties they compete with.

A timely reminder, properties need to be updated and maintained regularly in most cases, to achieve the optimum rental potential for the type, size and area and to compete with new and updated properties coming on the rental market.

Expecting the first week of January to be fairly quiet as everyone is still on holiday or just getting back to work after the break. We will soon see the annual flurry of students and families into the region. As always we amend our processes to make the most of the busy time to rent properties quickly with the least amount of vacancy time, of course with quality tenants in the forefront of our minds.

**Christmas period**

As you will now be aware, end of month has been conducted and we will soon

have a period of closure before the New Year.

- If your property is vacant between Christmas and the New Year we will have exhibition/s during the close down period to allow your property to be rented as quickly as possible once our office has reopened.
- Prior to the closedown we will ensure your property is checked and secure if un-tenanted.
- If your property is still tenanted but the tenants have given notice, we will not disturb the tenants during the holiday period between Christmas and New Year.

A reminder that our tenants are all given an emergency maintenance procedure in the event of an emergency or urgent maintenance, they have a contact number and the number of tradespeople to call if an emergency arises.

Please don't hesitate to contact me, happy to receive feedback at any time.  
Have a Happy and safe holiday period.

Kind Regards

Sam Andrighetto

**Properties recently rented**

**AINSLIE** 4 bed home \$850pw  
**AINSLIE** 4 bed home \$800pw  
**BRADDON** 1 bed apart \$390pw  
**BRADDON** 2 bed apart \$480pw  
**KAMBAH** 2 bed apart \$370pw  
**LYNEHAM** 1 bed apart \$305pw  
**NARRABUNDAH** 4 bed home \$975pw  
**O'CONNOR** 4 bed home \$850pw  
**PEARCE** 1 bed duplex \$285pw  
**WATSON** 3 bed home \$480pw

**Properties currently for rent**

**BANKS** 3 bed apart \$380pw  
**BARTON** 2 bed apart \$480pw  
**BONYTHON** 3 bed apart \$450pw  
**CITY** 1 bed apart \$420pw  
**CITY** 2 bed apart \$600pw  
**CURTIN** 1 bed apart \$300pw  
**DUNLOP** 4 bed home \$530pw  
**GOWRIE** 3 bed apart \$480pw  
**HACKETT** 2 bed apart \$420pw  
**KAMBAH** 4 bed home \$700pw  
**O'CONNOR** 1 bed apart \$420pw  
**PALMERSTON** 2 bed apart \$370pw  
**PEARCE** 1 bed apart \$285pw  
**PHILLIP** 3 bed t/house \$450pw

## Sales News

December 2017. Welcome to the end of 2017. In real estate terms December is a short month with two weeks activity, one week slow down and the rest holidays. However, in certain areas in Canberra activity has been heated. I am currently marketing an unlivable 'Renovators Special' 3 bedroom residence in Watson which will be auctioned on 21<sup>st</sup> December 2017. Enquires for the property have been constant during the market period. The renovators are keen to buy a project for 2018, whilst our expectation for the price is mid \$600k, we might be surprised on auction day.

Over all, 2017 has been a good real estate year. With the Canberra market holding up during the year and surpassing other capital cities.

I expect 2018 will be another fantastic year with the first quarter of the year continuing the impetus of 2017.

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



**CASEY—10 Rockwood Street—\$550,000+**  
Short walk to new Casey shopping centre, walk or ride to St John Paul II College, easy link to bike paths, walk to open space park lands.

Features: Garage with auto doors and internal access; 3 generous bedrooms; main bedroom with built in robe and ensuite bathroom; main bathroom has bath tub and separate shower plus small courtyard off separate toilet; Floating timber floors throughout; modern kitchen with under bench oven, hot plates, dishwasher and stone bench tops; reverse cycle air conditioning unit in Living area; functional Floor Plan

Lovely north aspect to rear. Enclosed entertainer's rear courtyard off living area has artificial turf.

**Great location, single level, easy care modern living - You'll love it! EER 6.0**

## Sold/Under offer

**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—**\$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**

**NARRABUNDAH—2 Nyrang Street—**2 bedroom original residence set on a 958m<sup>2</sup> block. EER 0—**\$722,000**

**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**

**FLYNN—5 Wyles Place—**Spacious 4 bedroom established family home. 748m<sup>2</sup> elevated block. EER 0.5—**Under Offer**

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

Auction  
For Sale

## On the market

**WATSON—36 McCawley Street—**3 bedroom brick veneer residence in need of a major upgrade. EER 1.5  
**Auction—Thursday 21 December 2017 12:30pm 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—**\$Negotiation**

**CASEY—10 Rockwood Street—**3 bedroom + ensuite modern residence. 212m<sup>2</sup> block size approx. EER 6.0—**\$550,000+**

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

**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 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—**\$Negotiation**

## 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

**NARRABUNDAH—1/18 Iluka Street—**126m<sup>2</sup> approx. Open central area. 2 Kitchenettes. 1 bathroom with shower + WC.

## 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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