

"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:
sales@wrightdunn.com.au

Office Closures

The Wright Dunn
Real Estate office
will be closed for Australia
Day on Friday 26 January
2018.

Peter will be available if
required on 0418 623 352.

*happy
new year*

The team at Wright
Dunn Real Estate would
like to wish all of our
owners and tenants a
happy and prosperous
2018.

Updating Contact Details

Don't forget to update any changes
to your contact details with us.

For changes please email
accounts@wrightdunn.com.au

Property Management News**Market update**

There is lots of activity in the rental market at the moment, we are seeing a large number of prospective tenants inspecting properties as well as tenants giving notice to vacate. In general we have a very fast turnover of properties. We usually have the highest movement between December and February each year and this does sometimes equate to higher rent than you would achieve at other times of the year. Keeping properties up to date in terms of maintenance, amenities and décor will in most cases lead to longer term tenants.

Tribunal

We have recently experienced an ACAT case where a tenant has brought up old issues that occurred throughout the tenancy. For example, a tenant has been successful in claiming compensation for an issue with the delay in maintenance 4 years prior. This is a reminder that non-urgent maintenance should be completed with some urgency (within 4 weeks), this is especially relevant if the tenant is without the use of a major item, or perhaps is not able to use part of the rental property for some reason. We are increasingly seeing tenants seeking lower rent as compensation when they are inconvenience or have lost the use of part of their property or an amenity within the property.

Insurance

Reminder to check your insurance is up to date and has a landlord component. Read the fine print when receiving your policy and look around for a better deal if applicable.

Gardens

We have seen a lot of garden growth in the past few weeks. We are reminding tenants at every opportunity to keep gardens maintained, although sometimes during this time of year we have tenants away for the holiday period.

Water usage charges for applicable properties

Are you paying your own water & sewerage account? Reminder that we cannot charge tenant water consumption (if applicable) unless we can regularly bill the tenant, which means if you are paying your own water & sewerage you will need to send us the paid water bill as soon as possible so we can invoice the tenant for the consumption portion of the account.

Your feedback is welcome as always.

Kind regards
Sam

**Properties recently rented**

AINSLIE 2 bed dual/occ \$550pw
BARTON 1 bed apartment \$450pw
BRADDON 1 bed unit \$350pw
BRADDON 2 bed apart \$630pw
FRANKLIN 1 bed apart \$320pw
GOWRIE 3 bed home \$480pw
JERRABOMBERRA 5 bed home \$975pw
KAMBAH 4 bed home \$700pw
KALEEN 3 bed home \$430pw
LYONS 3 bed home \$450pw
NARRABUNDAH 4 bed home \$975pw
WATSON 3 bed t/house \$480pw

Properties currently for rent

BANKS 3 bed T/house \$380pw
BELCONNEN 1 bed apart \$330pw
BONNER 3 bed home \$520pw
BONYTHON 3 bed apart \$450pw
BRADDON 2 bed apart \$600pw
BRADDON 3 bed apart \$620pw
BRADDON 1 bed apart \$440pw
GRIFFITH 2 bed apart \$350pw
LYONS 3 bed home \$550pw
NARRABUNDAH 2 bed home \$500pw
PAGE 2 bed home \$395pw
RICHARDSON 3 bed home \$495pw
TURNER 2 bed apart \$420pw

Sales News

Whilst the beginning of January was slow the past 2 weeks have been exceptionally active. Our auction programs begin in the first week of February and on present enquiry rate we will be busy. Buyers are now coming back to the market and our expectations are that the Canberra market will continue to surge.

We are also receiving interstate enquiry from families wanting to purchase apartments or townhouses for their children studying at Canberra's universities.

As Canberra rentals continue to increase investors, local and interstate will surely be enticed to the Canberra market.

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

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— **\$NEG**

CASEY—10 Rockwood Street— 3 bedroom + ensuite modern residence. 212m² block size approx. EER 6.0— **\$525,000+**

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—**\$615,000**

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—**\$NEG**

Commercial properties for lease

AINSLIE— Upstairs Ainslie Shops— Office 90m². Air-conditioned.

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 Kitchenettes. 1 bathroom with shower + WC.

Featured property



GRIFFITH—27/76 Leichhardt Street—\$615,000
The Friday Apartments - Fantastic Location 2nd Floor position, 2 bedroom ensuite + Study apartment. Located a short distance to Kingston Shopping Centre, Kingston Foreshore, Lake Burley Griffin and Manuka.

Spacious open plan living area with access to covered private balcony; formal living; separate study; modern kitchen with stone bench tops, with under bench oven and hotplates, dishwasher; very Spacious living room - you will appreciate its size when you are entertaining; 2 good sized bedrooms; modern bathroom with built-in laundry; main bedroom has walk-through robe and ensuite; reverse cycle air conditioning in living and main bedroom; 2 basement carpark plus store.

Looking for space and a great location? - You have found it!
EER—6.0

Sold/Under offer

NARRABUNDAH—2 Nyrang Street—2 bedroom original residence set on a 958m² block. EER 0—**\$722,000**

FLYNN—5 Wyles Place—Spacious 4 bedroom established family home. 748m² elevated block. EER 0.5—**\$730,000**

WATSON—72 Tay Street— 2 bedroom home in The Fair.

Open plan living, single garage. Community facilities include BBQ, parkland, and hall. EER 6—**\$428,000**

WATSON—36 McCawley Street— 3 bedroom brick veneer residence in need of a major upgrade. EER 1.5—**\$697,500**

On the market soon

AINSLIE— 3 bed home. 876m² Block. Front facing reserve

BRADDON— 1 bed apartment. Balcony.7th floor

DICKSON— 3 bed ensuite + study dual occ 150m² in area

DOWNER— 3 bedroom renovated home.

LYNEHAM—4 bed ensuite residence. 737m² block.

MACGREGOR— 3 bed home—Entry Level Buying

O'CONNOR— RZ4 Development Site—1479m²

WATSON— 1 bed upgraded apartment. Walk to shops.

TURNER— 2 bed fully renovated apartment.



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



Jane Waslin
Sales Consultant
jane@wrightdunn.com.au

www.wrightdunn.com.au