

"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 Easter from Friday 30 March to Monday 2 April



and
Wednesday 25 April, ANZAC Day.

Peter will be available if required on 0418 623 352.

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 still not much stock in terms of properties with a good amount of student groups looking around for accommodation. If you are prepared to take on students the rental returns can be a little higher, however sometimes that means a bit more wear and tear on your property. Rarely do student groups remain the same tenants throughout the tenancy period, they often change, signing people on and off a lease. If a new tenant comes onto the lease we ask them to accept the property inventory and condition report as it was at the commencement of the tenancy as we do not get the opportunity to conduct a final inspection having people still living in the house. For example the bedroom where a tenant is moving out of might be perfect but that tenant may have caused a stain on the lounge room carpet which had a rug and coffee table over it.

The motivation is always to get the best tenant for the property, the person who will pay rent on time, who can afford the property and will look after it. However, we also consider what is a priority for you as an owner, is it financial or is it concern for wear and tear on the property? (I would imagine for most of us it's both!!). Taking into consideration the

priority will help us with tenant selection. For example if you are financially motivated it is sometimes better to put a group of students who can and will pay more than perhaps a family would.

The ACT Office of Rental Bonds has ceased accepting tenancy transfers from the end of this month. Due to this change we have had to amend our procedures and policies around changing tenants during fixed term or periodic leases. This can get a little complicated when dealing with groups or separated relationships.

Preparing for EOFY

I can't believe I am thinking of the end of financial year again, the year has gone so fast... Keep in mind if you would like some work done on your property it is a good time to start thinking of getting it completed prior to June 30.

Have you a concern? Please feel free to contact me directly by phone or email sam@wrightdunn.com.au we do appreciate all feedback.

Kind Regards
Sam

**Properties recently rented**

AINSLIE 3 bed t'house \$740pw
AINSLIE 3 bed home \$550pw
AINSLIE 2 bed home \$550pw
ARANDA 5 bed home \$630pw
BARTON 2 bed apart \$480pw
BONYTHON 3 bed dual occ \$430pw
DICKSON 3 bed home \$470pw
DOWNER 3 bed home \$650pw
FLYNN 3 bed home \$410pw
LYNEHAM 4 bed home \$655pw
TURNER 1 bed apart \$320pw

Properties currently for rent

AINSLIE 2 bed home \$450pw
AINSLIE 3 bed home \$580pw
CASEY 2 bed home \$380pw
DICKSON 3 bed duplex \$470pw
FISHER 2 bed home \$440pw

Electronic Statements

If you do not currently receive an electronic copy of your monthly statement and would like to, please email your request to accounts@wrightdunn.com.au

Sales News

March 2018. Once again enquiry and activity has been exceptionally high. Confidence in the Canberra market has exceeded expectations and on present form it is going to continue for some time.

Stable interest rates have allowed the Canberra market to flourish. As we head towards the end of the financial year investors will start to seek to purchase properties and exchange contracts prior to 30 June in order to claim their stamp duty in the 2017/2018 tax year.

We have sold all of our auction properties during March with fantastic results for our sellers. Our next auction program begins after Easter and we have listed some outstanding 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

Featured property



DICKSON, 29 Wakefield Avenue—Joyero townhomes
2 and 3 bedroom townhomes with courtyards and secure underground garage. Mid-century inspired design with touches of romance. Luxurious inner city living with thoughtfully planned spaces for the modern family—min EER 6.1 www.joyero-dickson.com.au
\$899,000-\$1,050,000

Auction

On the market



CAMPBELL—12/8 Edmondson Street—2 bedroom split level unit, one car park. EER 3.5
AUCTION: Saturday 7 April, 1.00 pm on site

BELCONNEN—2B/9 Chandler Street—1 bedroom apartment, 1 car park in secure Mirimar complex. EER 5—**\$280,000**

BRADDON—717/17 Dooring Street—1 bedroom apartment, 1 car park in secure Valonia complex. EER6—**\$355,000+**

DICKSON—Joyero Dickson—New 2 and 3 bedroom townhouses, 29-31 Wakefield Avenue. —Min EER 6.1 www.joyero-dickson.com.au **\$899,000-\$1,050,000**

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—10/19 Condamine Street—Fully renovated 2 bedroom apartment, 1 car park, EER 4.5—**\$430,000+**

WATSON—10/10 Irvine Street—1 bed upgraded apartment. Walk to shops, EER 4.5—**\$250,000**

For Sale

Commercial properties for lease

AINSLIE— Upstairs Above Shops— Office 90m² Air- conditioned. **LEASED**

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

BRADDON—6 Lonsdale Street—Units 1&2—320m² approx. shopfront plus **LEASED** parks.

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.

Sold/Under offer

AINSLIE—7 Herbert Crescent—3 bedroom home on 876m² block within walking distance of shops & Mt Ainslie Reserve. EER 0.5—**\$976,000**

CASEY—10 Rockwood Street—3 bedroom + ensuite modern residence. 212m² block size approx. EER 6.0—**\$518,000**

CITY—Bunda Street—'Manhattan' - 2 bed ensuite apartment overlooking Glebe Park. 94sqm living plus a 15sqm covered balcony. EER 5.5—**UNDER OFFER**

DICKSON—2/104 Dooring Street—3 bedroom dual occupancy townhouse EER 5.1—**\$850,000**

DOWNER—37 Swinden Street—2 bedroom original condition home EER 1.5—**\$679,000**

DOWNER—28 Legge Street—3 bedroom home, lock-up garage. EER 2—**\$834,500**

GRIFFITH—27/76 Leichhardt Street —The Friday apartments—Fantastic location on the 2nd floor. 2 bedroom ensuite plus study. EER 6.0—**\$615,000**

LYNEHAM—44 Cossington Smith Crescent—4 bedroom, ensuite home, double enclosed carpark. EER 1—**UNDER OFFER**

MACGREGOR—133 Osburn Drive—3 bedroom home, R22 zoning, 771m² block EER 1—**\$450,000**

O'CONNOR—72 & 74 Macarthur Avenue—RZ4 Development Site—1479m² block , RZ4 zoning allows for 80% plot ratio, subject to development controls. EER 0&1.5—**UNDER OFFER**

TURNER—1A/52 Forbes Street—Established ground floor 2 bedroom apartment in enviable location. 81m² living space, single garage + store. EER 4—**\$397,000**

Development Opportunities

BRADDON—125 Lowanna Street—871sm2 block with DA Approved for 8 units. RZ4 zoning. EER 0—**\$NEG**



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