

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

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**Office Closures****Long Weekend in MAY**

Monday 28th



As a once off we will conduct end of month on Saturday 26<sup>th</sup> usually conducted on a business day, funds should be deposited the next business 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](mailto:accounts@wrightdunn.com.au)

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

Once again we have a market where there are very few properties for lease; the ones that do come up are rented fairly quickly. As we head into the colder months we will find the properties will stay on the rental market a little longer and perhaps have some time vacant. Tenants are starting to opt for properties with very efficient heating as they are reminded of how cold it gets in Canberra and the region.

**Payment of accounts – if you have an electronic copy in place**

As many companies phase out mail and opt for electronic mail we are having some issues with invoices coming through to our office.

This is the case more so for new clients when we send a redirection to ACT Revenue, Icon Water or your body corporate management company. But it can also affect long terms clients if body corporate managers change or for some other reason. We are finding that if there is an electronic option in place, the company will change the physical address for service but the invoice is sent via email to you. We ask that if we are paying your accounts that the electronic/ email copy is not requested as it overrides the physical copy that we need to pay your invoice.

If you have any questions about this please don't hesitate to contact our office.

**Preparing for Autumn/winter**

A reminder that heaters need to be serviced fairly regularly, it is not something that all

owners wish to do on an annual basis, due to the cost factor. It is recommended to maintain the service for the heater longevity, efficiency and to prevent issues throughout the colder months. A tenant would be entitled to compensation of some description if they rented a property with heating and the function didn't work for any period during winter. It also may cost more and take longer to have heaters repaired during the colder months.

Another reminder is for gutters to be cleared if your property is in an area with lots of deciduous trees, having this completed can prevent more extensive roof/gutter repairs down the track.

**Compensation for past issues**

Maintenance not completed in a timely manner or maintenance that affects the tenant's use of a property (even if repairs are completed asap) can result in the tenant seeking and being granted compensation, even years down the track through ACAT. This is something that owners need to be aware of, for example a tenant without a heater or even a dishwasher for any period of time may be granted a portion of their daily rent to cover the inconvenience.

Have you a concern? Please feel free to contact me directly by phone or email [sam@wrightdunn.com.au](mailto: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  
**AINSLIE** 3 bed home \$580pw  
**ARANDA** 5 bed home \$630pw  
**BARTON** 2 bed apart \$480pw  
**BONYTHON** 3 bed dual occ \$430pw  
**CASEY** 2 bed home \$400pw  
**DICKSON** 3 bed home \$470pw  
**DOWNER** 3 bed home \$650pw  
**FLYNN** 3 bed home \$410pw  
**LYNEHAM** 4 bed home \$655pw  
**QUEANBEYAN** 2 bed apart \$320pw  
**TURNER** 1 bed apart \$320pw

**Properties currently for rent**

**AINSLIE** 2 bed home \$450pw  
**BELCONNEN** 2 bed t'house \$410pw  
**DICKSON** 3 bed duplex \$470pw  
**FISHER** 3 bed home \$440pw

**Allhomes Price Increase**

**The price for advertising rental properties on Allhomes will increase to \$300.00 from 1 May 2018.**

## Sales News

**A**pril 2018 activity across the board has been strong. Enquiry rate from late January to April 2018 has been constant.

We have experienced a real growth in value for sale and rental properties throughout Canberra. Whilst it hasn't happened overnight, values for inner-north properties have increased, for a basic 3 bedroom home 12 months ago at \$650K - \$700K to today at \$750K - \$800K.

As mentioned in previous newsletters, confidence in Canberra real estate is exceptionally high. Most properties are now being marketed by Auction which reflects the current market confidence.

Investors are starting to make their move prior to 30 June in order to secure an investment property and claim the stamp duty in the 2017/18 tax year.

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



### WESTON—35 Folingsby Street

Renovated 3 bedroom ensuite home in the heights of Weston. Large timber outdoor entertaining deck at rear. Sunny living room, generous bedrooms, floating timber floors throughout. Ducted heating and evaporative cooling. EER 1

**AUCTION: Saturday 5 May, 11am on site.**

Auction

## On the market



**WESTON—35 Folingsby Street**—Renovated 3 Bedroom ensuite home on 762m<sup>2</sup> block. EER 1  
**AUCTION: Saturday 5 May, 11am on site.**

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

**BRADDON—222/74 Northbourne Avenue**—2 bedroom, ensuite apartment, one car park EER 6—**\$469,500**

**CAMPBELL—12/8 Edmondson Street**—2 bedroom split level unit, one car park. EER 3.5—**\$427,000**

**FYSHWICK—Unit 6/49 Townsville Street**—Ground floor commercial unit—103m<sup>2</sup> (approx), 3 carparks. Rental potential \$16,000+GST pa. **\$180,000+GST**

**DICKSON—Joyero Dickson**—New 2 and 3 bedroom townhouses, 29-31 Wakefield Avenue. —Min EER 6.1 [www.joyero-dickson.com.au](http://www.joyero-dickson.com.au)

**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+**

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

For Sale

## Development Opportunities

**BRADDON—125 Lowanna Street**—871sm<sup>2</sup> block with DA Approved for 8 units. RZ4 zoning. EER 0—**\$NEG**

**TURNER—10 MacLeay Street**—1073m<sup>2</sup> RZ4 zoned block. 3-4 bedroom residence. EER 0.5.

## On the market soon

**DOWNER**—3 bedroom duplex

**KINGSTON**—1 bedroom apartment, 1 carpark

**PALMERSTON**—3 bedroom t'house, double garage

## Sold/Under offer

**BELCONNEN—2B/9 Chandler Street**—1 bedroom apartment, 1 car park in secure Mirimar complex. EER 5—**UNDER OFFER**

**CASEY—10 Rockwood Street**—3 bedroom + ensuite modern residence. 212m<sup>2</sup> 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—**\$652,000**

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

**O'CONNOR—72 & 74 Macarthur Avenue**—RZ4 Development Site—1479m<sup>2</sup> block, RZ4 zoning allows for 80% plot ratio, subject to development controls. EER 0&1.5—**UNDER OFFER**

**TURNER—10/19 Condamine Street**—Fully renovated 2 bedroom apartment, 1 car park, EER 4.5—**UNDER OFFER**

**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—**\$397,000**

## Commercial properties for lease

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

**BRADDON—42 Mort Street—Units 7&8**—240m<sup>2</sup> open plan office space, kitchenette, shower and toilet.

**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.



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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