

"Making the right moves in selling and renting"

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**Office Closures**

We will be closed on
Monday 28 May
for Reconciliation Day

And

Monday 11 June
for the Queen's Birthday.

Peter will be available if
required on
0418 623 352.

Allhomes Price Increase
The price for advertising
rental properties on Allhomes
has increased to \$300.00
from 1 May 2018.

Property Management News**Market update**

The market remains similar to the past few months with not a lot of rental properties available and there are tenants still looking.

In the news this month potentially game changing tenancy protection legislation was announced. Details are at: <https://www.canberratimes.com.au/national/act/extra-protections-planned-for-canberra-tenants-facing-eviction-20180510-p4zehn.html>

What does the new proposed legislation mean? If passed, the legislation will protect a tenant who has not paid their rent from being evicted in a timely manner to ensure the bond covers the unpaid rent. It could potentially mean that tenants are protected with unpaid rent for months while we await tribunal dates and back payment of rent. Hopefully common sense will prevail and the legislation won't be passed. However, looking forward if it does, it will be important to look at your insurance policy to ensure you have a loss of rent component in place.

End of Month

End of month as a one off will be conducted on a Saturday; this is not normally possible if the 26th falls on a weekend or public holiday but due to office commitments and the long weekend it will be completed on

Saturday the 26th of May, the funds should be available to owners the next business day.

Quality Control

I have recently reached out to all of your tenants asking for feedback as a form of quality control for our services as agents in taking care of your property. I am really proud to say that almost all of the feedback was positive in relation to communication and maintenance management.

It is very important to me and Peter that communication is a priority, as we are the conduit between yourselves and your tenants.

If you feel that there is an issue that we have not addressed or have communication that has gone unanswered, I would invite you to either let your property manager know or contact me directly at sam@wrightdunn.com.au. Hopefully we can resolve the issue or perhaps give you an explanation if we are not able to resolve it.

Kind Regards,
Sam

**Properties recently rented**

AINSLIE 2 bed home **\$450pw**
AINSLIE 2 bed unit **\$320pw**
BELCONNEN 2 bed t'house **\$410pw**
BRADDON 2 bed apart **\$550pw**
BRADDON 1 bed furn apart **\$475pw**
DICKSON 3 bed duplex **\$470pw**
FISHER 3 bed home **\$440pw**
FRANKLIN 1 bed apart **\$330pw**
MACQUARIE 3 bed house **\$490pw**

Properties currently for rent

AINSLIE 4 bed house **\$850pw**
BRADDON 1 bedroom unit **\$340pw**
BRUCE 2 bed apart **\$420pw**
CAMPBELL 1 bed unit **\$335pw**
EVATT 4 bed house **\$485pw**
MONCRIEFF 5 bed house **\$700pw**

Updating Contact Details

Don't forget to update any changes to your contact details with us.
For changes please email
accounts@wrightdunn.com.au

Sales News

May 1018. I seem to be repeating myself saying that activity across most areas of Canberra has been strong, but this is what has been happening for the past six months.

Buyers are keen to purchase in most suburbs through Canberra. Prices achieved have been exceptional.

There is a sense from buyers looking sought-after suburbs that if they don't buy now, they may never get into the market.

All this and stable interest rates is producing results exceeding sellers' expectations.

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



PALMERSTON—4/15 Conner Close

Spacious 3 bedroom 2 storey townhouse in boutique development. Immaculately presented. 2 living areas, ensuite, powder room, double garage with internal access. Enclosed rear courtyard plus balcony off bedrooms. EER 3.5

AUCTION: Saturday 9 June, 1.30 pm on site.

Auction

On the market



PALMERSTON—4/15 Conner Close—2 storey, 3 bedroom ensuite townhouse, double garage, north-facing courtyard and upstairs balcony. EER 3.5

AUCTION: Saturday 9 June, 1.30pm 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—\$455,000

FYSHWICK—Unit 6/49 Townsville Street—Ground floor commercial unit—103m² (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

WATSON—1 bedroom top floor apartment. Walk to shops, EER 4.5—\$250,000

For Sale

Development Opportunities

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—\$NEG

Commercial properties for lease

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

BRADDON—42 Mort Street—Units 7&8—240m² open plan office space, kitchenette, shower and toilet.

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

Sold/Under offer

BELCONNEN—2B/9 Chandler Street—1 bedroom apartment, 1 car park in secure Mirimar complex. EER 5—\$270,000

BRADDON—125 Lowanna Street—871sm² block with DA Approved for 8 units. RZ4 zoning. EER 0—\$1,590,000

CAMPBELL—12/8 Edmondson Street—2 bedroom split level unit, one car park. EER 3.5—\$410,000

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—\$652,000

LYNEHAM—44 Cossington Smith Crescent—4 bedroom, ensuite home, double enclosed carpark. EER 1—\$818,000

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

TURNER—1a/52 Forbes Street—Established ground floor 2 bedroom apartment in enviable location. EER 4—\$397,000

TURNER—10 MacLay Street—1073m² RZ4 zoned block. 3-4 bedroom residence. EER 0.5—\$1,950,000

On the market soon

DOWNER—3 bedroom duplex

GUNGAHLIN—1 bedroom apartment

KINGSTON—1 bedroom apartment, 1 carpark

RED HILL—4 bedroom, 2 ensuite home



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.



Jane Waslin
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