

"Making the right moves in selling and renting"

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Smoke Alarms

With recent amendments to the Residential Tenancies Act 1997 effective 24 August 2017 Lessors are required to install smoke alarms in their rental properties. Tenants are responsible for changing batteries as necessary.

Please talk to our property managers for details and installation costs if you have not already done so.

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

You will have received your end of financial year statement for 2017/18. Once again we are pleased to provide this no charge to our current clients.

Accessing your property - giving notice to tenants

It can be a little complex to give notice to your tenants depending on lease terms and the type of notice you would like to give your tenants. Clear communication with your property manager is essential, allowing us the legislated time to give your tenants notice to vacate.

If you would like to give notice to your tenants that you (or someone known to you) are moving back into your property, you will need to provide the tenants 4 weeks' notice once the fixed term lease has expired or they are on a periodic lease (meaning you are unable to get into your property the day after a fixed term lease expires, under these circumstances).

There are a couple of other scenarios that you need to be aware of. It is important you communicate with me or your manager if you need to move into your property and your tenants are in a fixed term tenancy. The sooner we are informed of your needs the better we are able to assist.

Reminder: if you have a "lessor return clause" in your lease, legislation now requires 8 weeks' notice to tenants.

Heater service reminder

There is has been a fair bit of press lately about gas heaters; please see this article attached in relation to older style gas heaters. Reminder about the importance of servicing heaters, annually or biannually. If you do have an older-style heater and would like a quote for replacement, please contact your property manager.

<https://www.canberratimes.com.au/national/act/turn-off-potentially-deadly-heaters-canberrans-warned-20180606-p4zjpr.html>

As always we welcome your feedback

Kind Regards,
Sam

**Properties recently rented**

AINSLIE 3 bedroom home \$750pw
BRADDON 1 bedroom unit \$340pw
BRADDON 1 bedroom apart \$420pw
BRUCE 2 bed apart \$420pw
CAMPBELL 1 bed unit \$340pw
DICKSON 1 bedroom unit \$380pw
DOWNER 2 bed unit \$370pw
EVATT 4 bed house \$485pw
MONCRIEFF 5 bed home \$700pw

Allhomes Price Increase

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

Properties currently for rent

AINSLIE 4 bed home \$825pw
AINSLIE 2 bed home \$570pw
ARANDA 3 bed hmse \$400pw
BANKS 2 bed t'house \$430pw
CALWELL 5 bed home \$600pw
CAMPBELL 1 bed unit \$335pw
CAMPBELL 2 bed unit \$380pw
DICKSON 3 bed home \$600pw
DICKSON 3 bed home \$640
FRANKLIN 2 bed apart \$445
HACKETT 2 bed home \$440pw
HALL 2 bed t'house \$550pw
LYNEHAM 1 bed unit \$310pw
WATSON 2 bed apart \$420pw

Sales News

A few changes for first home buyers announced by the ACT Government may create more activity or may make first home buyers stop and think prior to purchasing. The main change has been the ceasing of the first home buyers grant from 1 July 2019.

I am not sure what affect this will have in the market place, but taking grants away from first home buyers must mean that they reconsider their timing prior to purchasing.

The good news is that for eligible first home buyers they will be exempt from stamp duty if they meet the income criteria regardless if they purchase new or established properties. This will lead to first home buyers targeting older style inner area units which previously they disregarded because of the grant.

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



DOWNER—51 Antill Street

3 bedroom, 2 storey duplex in fabulous location opposite Dickson shopping precinct. Pristine condition home being sold by long-term owner. RZ3 zoning allows for future unit development—subject to development controls. EER 2.5

AUCTION: Saturday 21 July, 11.00 am on site.

On the market



DOWNER—51 Antill Street—3 bedroom, 2 storey duplex in RZ3 zoning. EER 2.5

AUCTION: Saturday 21 July, 11.00 am 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 in James Court, 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 townhomes, 29-31 Wakefield Avenue. Several floorplans to choose from—Min EER 6.1 www.joyero-dickson.com.au

GUNGAHLIN—3/54 Ernest Cavanagh Street—1 bedroom plus study first floor apartment in town centre EER 6—**\$320,000**

KINGSTON—169/30 Cunningham Street—Spacious 1 bedroom apartment in 'Brighton' complex- EER 2.5 **\$345,000+**

TURNER—9/1 McKay Street—1 bedroom plus study unit on city's doorstep—EER 3.5—**\$315,000**

WATSON—1 bedroom top floor apartment in complex of only 12 units. Walk to shops EER 4.5—**\$245,000**

On the market soon

RED HILL—4 bedroom, 2 ensuite home on 1342m² block

WATSON—3 bedroom home plus separate 1 bedroom flat

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**

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

PALMERSTON—4/15 Conner Close—2 storey, 3 bedroom ensuite townhouse, double garage, north-facing courtyard and upstairs balcony. EER 3.5—**\$533,000**

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

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

WESTON—35 Folingsby Street—Renovated 3 Bedroom ensuite home on 762m² block. EER 1—**\$630,000**

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.

DEAKIN—11, 18-38 Duff Place—'Deakin Court'—66m² approx of office space. First floor.

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

Auction

For Sale



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.



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