

"Making the right moves in selling and renting"

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Need to know the value of your property?

Call Peter any time for a friendly chat.

02 6257 2700

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**

As we typically see in the winter months the rental market has now become a little slower in terms of properties taking a longer time to rent and perhaps sitting vacant for a few weeks between tenants. The enquiry rate is definitely slower than in previous months, having said that we do still have interest in most properties at all exhibitions (just not as much).

ACT Revenue

ACT Revenue was late in delivering the rates and land tax for the first quarter 2018/19 (the first delivery would usually arrive around mid July and did not arrive until mid-August). There is a flow-on effect in the fact that funds were released to owners without us receiving these bills. We will manage the invoices on a case by case basis if we do not have the funds available for timely payments. There is also no longer a discount to pay Rates in full. Most people opt for the quarterly instalments and for those owners whose preference was paying upfront to receive the discounts, we have now reverted to quarterly instalments.

"YOUR PROPERTY" Getting access

We sometimes have owners saying "it's my property why can't I do what I want, when I want"? Although a reasonable comment, we are bound by legislation telling us how and when we can access the property and for what reasons. The tenants by signing a lease contract have the right to full use of the

property and full quiet enjoyment. To a tenant the property they rent might be "your house", but for the time they are renting it is actually their "home". While they are paying rent and have a lease they have protections in place so they can feel secure and respected while living in their home. Below is an extract from the Residential Tenancies Act that covers this.

Tenant's use of the premises without interference

- 52 The lessor must not cause or permit any interference with the reasonable peace, comfort or privacy of the tenant in the use by the tenant of the premises.
- 53 Unless otherwise agreed in writing, the tenant has exclusive possession of the premises, as described in the agreement, from the date of commencement of the tenancy agreement provided for in the agreement.

Parts of the legislation tell us how, when, why and how often we can enter the property to allow tenants their right of quiet enjoyment.

The most successful relationships between tenants and lessor (and us acting on behalf of you) are ones of mutual respect. You want the tenant to look after your property and pay rent, tenants want to feel respected and they want the property maintained to a reasonable standard.

As always we welcome your feedback.

Regards, Sam

**Properties recently rented**

ARANDA 3 bed duplex \$440pw
BRADDON 1 bed apartment \$450pw
DOWNER 1 bed flat \$360pw
EVATT 3 bed unit \$440pw
KINGSTON 1 bed apartment \$460pw
LYONS 3 bed house \$550pw
NGUNAWAL 3 bed townhouse \$440pw
TURNER 1 bed unit \$350pw
WATSON 3 bed home \$470pw
WARAMANGA 2 bed t'house \$500pw

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

Properties currently for rent

CURTIN – 1 bed flat \$290pw
LYNEHAM – 1 bed apartment \$330pw
WATSON – 3 bed unit \$430pw
NARRABUNDDAH – 2 bed home \$450pw
TURNER – 2 bed unit \$460pw
YARRALUMLA – 4 bed home \$950pw

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.

Sales News

As predicted, established apartments are selling well, although a little below price expectations with interest mainly from Canberra and interstate investors. The last 3 apartments I sold have been to investors.

With the uncertainty of the current government and future election, focus will be "What will happen to real estate?" if there is a change of government and major announcements are made in relation to negative gearing etc. I expect Canberra will be well shielded from any adverse correction in the market place and should negative gearing be changed this can only lead to rent increases across the board as investors will seek to ensure their return on investment.

Check out this month's Feature Property in Red Hill at www.wrightdunn.com.au. This is an outstanding spacious family home.

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.



Featured property



RED HILL—49 Quiros Street—5 bedroom, 3 bathroom executive family home. Finished to the highest quality. 368sqm living area (approx) plus large double garage. Sensational floor plan. Formal and family living and dining spaces. Pool. 2 separate entertaining courtyards. EER 2.5

Expressions of Interest close at 3pm, Tuesday 11 September 2018

On the market



RED HILL—49 Quiros Street—5 bedroom executive family home. Sensational floorplan. EER2.5
Expressions of Interest close 3pm, Tuesday 11 September

DICKSON—1 Majura Avenue—4 bedroom solid brick home on 862sqm block in RZ4 zone that allows for 3 storey unit development (subject to development controls). EER 1
AUCTION: Saturday 15 September, 1.00 pm on site

BONNER—15 Henry Williams Street—modern 3 bedroom ensuite home. D/garage. . EER 5—**\$620,000**

BRADDON—717/17 Dooring Street—1 bedroom apartment, 1 car park in secure Valonia complex. EER 6—**\$355,000**

FYSHWICK—Unit 6/49 Townsville Street—Ground floor commercial unit—103m2 (approx), 3 carparks. Rental potential \$16,000+GST pa.—**\$180,000+GST**

DICKSON—19 Moncrieff Street—3 bedroom home, 2 living areas. RZ4 zone 762m2 block. EER:2—**\$1.1M+**

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

KALEEN—Unit 5, 6 Gwydir Square—Commercial shop front unit—94sqm (approx), tenanted—\$360,000+

KINGSTON—169/30 Cunningham Street—Spacious 1 bedroom apartment - EER 2.5 \$335,000

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

On the market soon

BRADDON—2 bedroom ensuite apartment

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CURTIN—1 bedroom unit

GRIFFITH—1 bedroom two storey apartment

KALEEN—4 bedroom ensuite home on elevated block

LYNEHAM—3 bedroom home

O'CONNOR—3 bedroom home

PHILLIP—3 bedroom separate title courtyard home

Sold/Under offer

BRADDON—222/74 Northbourne Avenue—2 bedroom, ensuite apartment in James Court, one car park EER 6—Under Offer****

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

DOWNER—51 Antill Street—3 bedroom, 2 storey duplex in RZ3 zoning. EER 2.5 **\$730,000**

GUNGAHLIN—3/54 Ernest Cavanagh Street—1 bedroom plus study first floor apartment in town centre EER 6—Under Offer****

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

WATSON—2 Kerferd Street—3 bedroom home plus separate 1 bedroom flat. Potential plus! EER 0.5—\$782,000****

WATSON—10/10 Irvine Street—1 bedroom top floor apartment in complex of only 12 units. Walk to shops EER 4.5—\$240,000****

YARRALUMLA—8/41 Hampton Circuit—1 bedroom sunny modern apartment in great location—EER 6—Under Offer****

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—1A/84-86 Wollongong Street—244m² shop front—onsite customer parking. \$3,565 pcm +GST

PHILLIP—111/43-57 Townshend Street—1st floor renovated office—59.32m² approx

Auction & EOI

For Sale



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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