

**"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](mailto:accounts@wrightdunn.com.au)

**Property Management News****Steady Canberra market**

Local and national media has recently mentioned the stability in the Canberra rental market compared to other cities across Australia. Sydney is certainly a tenant's rental market with a surplus of properties particularly relating to units. Property owners are reportedly trying to attract tenants by offering incentives and lowering rents.

We have seen a much busier July than expected, not just the fact that tenants are moving in the middle of winter...but properties are generally renting quickly with next to no vacancy period.

We are particularly pleased with steady and increasing rents in the Canberra region, especially given the rise we have seen in rates and land tax. When we are reviewing or increasing rents for tenants already in place we do take into account condition of properties and longevity of the tenants.

**Do you pay your own water invoices (houses)?**

As mentioned in past newsletters, if you choose to pay your own Icon water invoice, we need to receive the paid invoice as soon as possible to enable us to invoice the tenants for the consumption portion of the bill. If the tenants receive 6

months or a years' worth of water consumption invoiced at once, it is not fair and reasonable to the tenants to have to come up with a larger sum of money at once, but it is also debatable whether they are still liable to pay.

**Rental Arrears**

We manage rental arrears on a daily basis, we follow legislation to the letter in the way that we do this to ensure that your tenants are paying rent on time. Although sometimes situations change, tenants lose their jobs or perhaps a relationship breakdown, we certainly try to monitor tenants as closely as possible.

From 3 days late – sms reminders (3 days takes into account weekends and bank transfer time)

8th day of arrears – an official notice to remedy, this gives the tenant one week to pay the rent or a notice to vacate can be issued. If 2 or more notice to remedies have been previously issued, a notice to vacate can be given if the tenant falls behind 8 days or more.

As always we welcome your feedback

Kind Regards,  
Sam

**Properties recently rented**

**AINSLIE** 4 bed home \$825pw  
**AINSLIE** 2 bed home \$570pw  
**AINSLIE** 1 bedroom furn flat \$500pw  
**ARANDA** 3 bed home \$400pw  
**BANKS** 2 bed t'house \$430pw  
**BONYTHON** 3 bedroom home \$430pw  
**CALWELL** 5 bed home \$600pw  
**CAMPBELL** 1 bed unit \$335pw  
**CAMPBELL** 2 bed unit \$380pw  
**DEAKIN** 3 bedroom home \$600pw  
**DICKSON** 3 bed home \$580pw  
**DICKSON** 3 bed home \$600  
**FRANKLIN** 2 bed apart \$445  
**HACKETT** 2 bed home \$440pw  
**HALL** 2 bed t'house \$550pw  
**LYNEHAM** 1 bed unit \$310pw  
**TURNER** 1 bedroom unit \$350pw  
**WATSON** 2 bed apart \$420pw

**Properties currently for rent**

**DOWNER**—1 bedroom flat \$360  
**KINGSTON**—1 bedroom apart \$460pw  
**LYONS**—3 bedroom home \$550pw  
**YARRALUMLA**—4 bedroom 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

With Canberra now one of Australia's real estate 'hot spots' that is increasing in value interstate investors will start looking at Canberra real estate as a secure option. Current low vacancy rates will also encourage investors.

Inner area houses are still sought-after and maintaining their price—it's almost a case what is dear today is cheap tomorrow. Entry level inner north prices for a 3 bedroom house is heading towards \$800K+ with upgraded properties closer to \$900K+.

I expect that the next five months to Christmas will continue to be active with an increase in value across the board for most types of real estate.

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



### WATSON—2 Kerferd Street

3 bedroom home plus 1 bedroom flat—renovators' delight! Cash cow investment opportunity! Many possibilities for investment or extended family living. House can be used as 2 flats with some modification. Set on a 860m<sup>2</sup> block with north aspect to rear. EER 0.5

**AUCTION: Saturday 4 August, 11.00 am on site.**

## On the market



**WATSON—2 Kerferd Street**—3 bedroom home plus separate 1 bedroom flat. Potential plus! EER 0.5  
**AUCTION: Saturday 4 August, 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—**\$440,000+**

**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 townhomes, 29-31 Wakefield Avenue. Several floorplans to choose from—Min EER 6.1 [www.joyero-dickson.com.au](http://www.joyero-dickson.com.au)

**GUNGAHLIN—3/54 Ernest Cavanagh Street**—1 bedroom plus study first floor apartment in town centre EER 6—**\$299,000**

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

**KINGSTON—169/30 Cunningham Street**—Spacious 1 bedroom apartment in 'Brighton' complex- EER 2.5 **\$329,950**

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

**YARRALUMLA—8/41 Hampton Cct**—1 bedroom sunny modern apartment in great location—EER 6—**\$400,000+**

## On the market soon

**RED HILL**—4 bedroom, 2 ensuite home on 1342m<sup>2</sup> block  
**KALEEN**—4 bedroom ensuite home on elevated block

## Sold/Under offer

**BRADDON—125 Lowanna Street**—871sm<sup>2</sup> 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**

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

**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**—1073m<sup>2</sup> RZ4 zoned block. 3-4 bedroom residence. EER 0.5—**\$1,950,000**

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

**WESTON—35 Folingsby Street**—Renovated 3 Bedroom ensuite home on 762m<sup>2</sup> block. EER 1—**\$630,000**

## 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.

**DEAKIN—11, 18-38 Duff Place—'Deakin Court'**—66m<sup>2</sup> approx of office space. First floor.

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

**TURNER—1B/9 McKay Street**—93m<sup>2</sup> approx. office, full length balcony, 2 car spaces

Auction

For Sale



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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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