

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

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**Office Closure**

Christmas close down

Close 5pm, Friday 21  
December  
Reopen 9am, Wednesday  
2 January

During this time all tenants have an emergency maintenance procedure including an emergency procedure and contact details. If you need to contact us during this time call.

Peter : 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**

I can't believe it's the end of another year! December has been frantic. The first week or so of January will be a little quiet while people are trickling back from the Christmas break. January and February being the busiest months for the rental market, we should see a fast paced elevated market until at least late February.

**Termites !!!**

Checking your property for termites can be money well spent, especially if you find them before major damage has occurred. The bill can run into the tens of thousands if not found early enough to prevent damage. Our property managers know of signs to look for but sometimes they are difficult to pick up until they are well embedded in your house. It is highly recommended that your property has inspections if it's a house or townhouse in particular, furthermore a property in an area with lots of trees and shrubs.

Your property managers will be asking you at the time of the routine inspections and other communications if you would like to carry out this important

inspection. If your property is found to have termites, the costs of the termite baiting and barriers can be lengthy and quite costly but, to protect your valuable asset, is necessary. For information about termites in the region go to: <https://www.tccs.act.gov.au/city-living/wildlife/pest-insects/termites>

**Routine inspection reports**

We have had a few cases where our routine inspection reports have been located in spam or junk mail. If you feel that you haven't received your report please double check your junk mail or call us and we can resend it.

Reminder that we conduct the first routine inspection around a month after the tenants have moved in, and 6 monthly thereafter. Legislation prevents from conducting more regular routine inspections but we can get through on a maintenance inspection if necessary.

As always we appreciate and value your feedback.

Warm regards  
Sam

**An Excerpt of Schedule 1****Standard residential tenancy terms**

- 51** The lessor guarantees that there is no legal impediment to the use of the premises for residential purposes by the tenant.
- 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. Lessor to install and maintain smoke alarms. Lessor to install and maintain smoke alarms.
- 53A** (1) The lessor must install and maintain smoke alarms in the premises.  
(2) The installation of the smoke alarms must comply with the building code, volume 2, part 3.7.2.

## Sales News

**D**ecember has been busy with good activity for all types of properties across the board.

Our auctions have produced mixed results with several properties not selling on auction day. However, most sales were negotiated after auction and sold within 2-3 weeks of the auction date.

This week just before Christmas is usually quiet but as I write this newsletter I am negotiating with 4 sales ranging from \$370k - \$5.65m+. After Christmas we find that enquiries pick up from about mid-January as buyers come back from holidays and interstate buyers start looking for properties close to their new employment and school preference.

2019 will be interesting in real estate terms, whilst the media has done it's best to slow down the market and a federal election is due in the first or second quarter, I am expecting the Canberra market to continue at a steady pace with increased activity from May/June after the results of the election.

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

## Sold/Under offer

**BRADDON—20/28 Torrens Street**—2 bedroom ensuite apartment, 1 car park. EER 4.5—**SOLD—\$455,000**

**BONNER—15 Henry Williams Street**—Modern 3 bedroom home. EER 5.0—**SOLD—\$580,000**

**DICKSON—1 Majura Avenue**—4 bedroom solid brick home on 862sqm block in RZ4 zone. EER 1—**SOLD—\$1,120,000**

**CURTIN—76/3 Waddell Street**—1 bedroom first floor unit, value buying! EER 2.5—**SOLD—\$195,000**

**GRIFFITH—15/18 Captain Cook Crescent**—1 bedroom 2 level apartment, 2 balconies. EER 4.5—**SOLD—\$390,000**

**GUNGAHLIN—3/54 Ernest Cavanagh Street**—1 bedroom plus study, apartment in town centre EER 6—**UNDER OFFER**

**LYNEHAM—40 Longstaff Street**—3 bedroom, 2 garage home. EER 1.5—**SOLD—\$715,000**

**LYNEHAM—34 Wattle Street**—2-storey 4 bedroom residence converted to 2 x 2 bedroom self-contained flats—EER 3.0—**SOLD**

**O'CONNOR—13 Banksia Street**—Spacious 3 bedroom residence—EER 0.0—**SOLD—\$910,000**

**PHILIP—26 Sulman Place**—3 bedroom, 2 bathroom home. EER 1—**SOLD—\$517,000**

**PAGE—14 Petterd Street**—3 bedroom, 1 bathroom residence. EER 0.5—**SOLD—\$628,000**

**KALEEN—Unit 5, 6 Gwydir Square**—Commercial shop front unit—94m<sup>2</sup> (approx), tenanted—**UNDER OFFER**

**KALEEN—12 Barwon Street**—4 bedroom ensuite renovated residence, 870m<sup>2</sup> block—EER:1—**SOLD—\$770,000**

## On the market soon

**DICKSON**—1 bedroom apartment

**PEARCE**—4 bedroom home

## 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> approx 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**—244m<sup>2</sup> approx shop front—onsite customer parking. \$3,565 pcm +GST

**PHILLIP—111/43-57 Townshend Street**—1st floor renovated office—59.32m<sup>2</sup> approx

## Featured property



**AINSLIE, 77 Ebden Street** - Extended 2 bedroom brick traditional Ainslie cottage, set on a deep 836m<sup>2</sup> Single lock up garage, large living area, formal dining and separate kitchen . EER: 0.5  
**FOR SALE- \$930,000+**

## On the market

**AINSLIE—77 Ebden St**—2 bedroom cottage on a deep 836m<sup>2</sup> block. EER:0.5—**\$930,000+**

**BELCONNEN—55/13 Chandler Street**—1 bedroom apartment with balcony. EER 6—**\$289,000**

**BRADDON—42 Mort Street**—Redevelopment site, 1,530 m<sup>2</sup> (approx.) block. Commercial & residential potential.- **\$NEG**

**BRADDON—717/17 Dooring Street**—1 bedroom apartment, 1 car park in secure complex. EER 6—**\$340,000**

**BRADDON—606/17 Dooring Street**—2 bedroom apartment, 2 car park in secure complex. EER 6—**\$482,500**

**BRADDON—504/17 Dooring Street**—2 bedroom apartment, 2 car park in secure complex. EER 6—**\$485,000+**

**BRADDON—21/60 Henty Street**—2 bedroom ensuite apartment, 1 car park. EER 6—**\$430,000+**

**BRADDON—12/123 Lowanna Street**—2 bedroom ensuite apartment, 2 car parks. EER 6—**\$480,000+**

**BRADDON—804/86-88 Northbourne Ave**—2 bedroom apartment on top floor—EER4.5—**\$595,000+**

**BRADDON—512/74 Northbourne Ave**—1 bedroom, 1 bathroom apartment—EER 6.0—**\$380,000+**

**BRADDON—615/86-88 Northbourne Ave**—2 bedroom, 2 bathroom 6th floor apartment. EER 4.5—**\$525,000+**

**CHIFLEY—38 MacFarland Crescent**—3 bedroom home on 793m<sup>2</sup> block approx. EER—1.0—**\$727,000**

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

**DICKSON—Joyero Dickson**—New 2 and 3 bedroom town homes, 29 Wakefield Avenue.— EER 6.1—**\$850,00—\$1M**

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

**GRIFFITH—13/18 Captain Cook Crescent**—2 level, 1 bedroom apartment. EER 6.0—**\$420,000+**

**KINGSTON—169/30 Cunningham Street**—Spacious 1 bedroom apartment - EER 2.5—**\$300,000**

**NGUNNAWAL—9 Yerradhang street**—Vacant block approx 506m<sup>2</sup>—**\$370,000**

**NGUNNAWAL—15/46 Paul Coe Crescent**—ground floor 2 bedroom apartment—EER 4.5—**\$355,000**

**PAGE—35 Burkitt Street**—Villaggio Sant' Antonio 2-3 bedroom self care retirement villas—**\$475,000- \$550,000**

**SWINGER HILL—82 Hallen Close**- 2 bedroom Townhouse with 2 Courtyards— EER 0.0—**\$475,000**

**TURNER—9/1 McKay Street**—1 bedroom plus study unit on city's doorstep—EER 3.5—**\$310,000+**

**RED HILL—89 Mugga Way**—4 bedroom ensuite residence set on 1,380m<sup>2</sup> block. EER:2—**\$NEG**

For Sale



Peter Andrighetto Valuer, AAPI  
Principal. Licensee ACT & NSW  
peter@wrightdunn.com.au

## 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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