

"Making the right moves in selling and renting"

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**Office Closure**

Christmas close down period
Closed Friday 21 December

Reopen Wednesday 2
January

During this time all tenants
have an emergency
maintenance procedure
including an emergency
contact phone number for
our office.

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**

There seems to be lots of tenants looking for properties at the moment as we pick up pace for the busy period. We are seeing rents increasing slightly, particularly for houses. There are more tenants giving notice to vacate but a noticeable gain in the amount to prospective tenants applying for properties that we have on the rental market. Weekend and weekday exhibitions are busy and general enquiry on rental market properties has gained momentum.

Land Tax

Following on from the newsletter last month, I would like to bring attention to land tax when your property has a period of vacancy.

If your property is vacant for a reason and it is not your principal place of residence you will be liable for land tax. For example if your property is tenanted, your tenants vacate and you decide to put your property the market for sale, you will be still liable to pay land tax, same goes if your property is undergoing some renovation between tenants.

Land tax will cease once you as the owner have taken possession to reside at the property as your principal place for residence.

You can apply for exemption in some circumstances such as a family member moving into the property and they are not paying rent. This is assessed on an individual basis by contacting ACT Revenue directly.

revenueaccounts@act.gov.au

Access to your property in the holiday period

If you are living elsewhere and are planning a visit to your property around the Christmas period, we would like to give tenants as much notice as possible due to the busy time of year. Please contact your property manager to make arrangements as soon as possible to allow the necessary time to co-ordinate with your tenants.

Repairs and maintenance

Reminder that tenants can claim compensation for repairs not being completed in a timely matter, it is important that any request for maintenance be addressed as soon as possible. We are seeing tenants seek compensation in the form of a rent reduction or a lump sum for something in their rental property that has not been repaired, where they have lost the use of part of the property or a feature of the property.

December owner payout

End of Month will be conducted early due to the Christmas break on Thursday 20 December 2018. If there are any issues with the timing of this payment, please don't hesitate to contact me

As always we welcome your feedback.

Regards, Sam

**Properties recently rented**

HACKETT- 3 bedroom house – 650 pw
AINSLIE- 4 bedroom house - \$1000 pw
AINSLIE- 3 bedroom duplex - \$630 pw
AINSLIE- 3 bedroom duplex - \$800 pw
BRADDON- 2 bed apartment \$580pw
YARRALUMLA – 4 bed house \$880
BRADDON – 1 bed apartment \$350
KINGSTON – 1 bed apartment \$460
BARTON – 2 bed apartment \$600

Properties currently for rent

WATSON– 2 Bedroom unit- \$310 pw
BRADDON – 2 Bed apartment \$470
WATSON – 2 bed house \$460

Sales News

Activity has certainly geared up a notch as we head towards the end of 2018. We are experiencing strong enquiry for apartments throughout Canberra. Enquiries have picked up from Mum and Dad buyers looking to purchase apartments for their children studying in Canberra.

I expect November and December 2018 to be exceptionally busy with buyers and sellers wanting to secure a property prior to Christmas.

As we look towards 2019 I expect the present level of activity to continue until the first quarter of 2019 with some slow down over the federal election period.

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

- BONNER—15 Henry Williams Street**—modern 3 bedroom ensuite home. D/garage. . EER 5—**SOLD-\$580,000**
- DICKSON—1 Majura Avenue**—4 bedroom solid brick home on 862sqm block in RZ4 zone. EER 1—**SOLD- \$1.12m**
- 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 home, lovely location. EER 1.5—**SOLD- \$715,000**
- BRADDON—20/28 Torrens Street**—2 bedroom ensuite apartment, 1 car park. EER 4.5—**UNDER OFFER**
- O'CONNOR—13 Banksia Street** —Spacious 3 bedroom residence—EER 0.0—**UNDER OFFER**
- PAGE- 14 Petterd St-** 3 bedroom home on 731m² block RZ2 zoning. EER:0.5—**SOLD- \$628,000**
- PHILLIP- 26 Sulman Place-** 3 bedroom, 2 bathroom home. EER: 1— **SOLD -\$517,000**

On the market soon

- BRADDO-** 1 bedroom apartment
- DICKSO-** 1 bedroom apartment
- NGUNNAWAL-** 2 bedroom, ground floor apartment
- PEARCE-** 4 Bedroom home

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 approx open plan office space, kitchenette, shower and toilet.
- DEAKIN—11, 18-38 Duff Place—'Deakin Court'**—66m² approx office space. First floor.
- FYSHWICK—1A/84-86 Wollongong Street**—244m² approx shop front—onsite customer parking. \$3,565 pcm +GST
- FYSHWICK—5/80 Wollongong Street**—125m² approx open space, on site customer parking.
- PHILLIP—111/43-57 Townshend Street**—1st floor renovated office—59.32m² approx.

Featured property



SWINGER HILL, 82 Hallen Close - Single level 2 bedroom contemporary townhouse. Fantastic northerly views, only 4 in the development. **EER: 0.0**
AUCTION : Saturday 1 December 2018, 1pm on site.

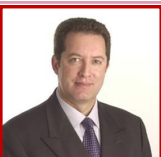
On the market

- BRADDON— 804/86 Northbourne Ave-**2 bedroom unit , in the Phoenix building. EER: 4.5—**\$595,000**
- GRIFFITH— 13/18 Captain Cook Crest-** 2 level, 1 bedroom apartment. EER: 6.0- **\$420,000**
- DICKSON— 3/12 Challis Street-** 1 bedroom plus study, first floor apartment. EER: 0

- AINSLIE - 77 Ebden St**—2 bedroom cottage on a deep 836m² block. EER:0.5
- BELCONNEN—55/13 Chandler Street**—1 bedroom apartment with balcony. EER 6—**\$289,000**
- BRADDON—717/17 Dooring Street**—1 bedroom apartment, 1 car park in secure Valonia complex. EER 6—**\$340,000**
- BRADDON—606/17 Dooring Street**—2 bedroom apartment, 2 car park in secure Valonia complex. EER 6—**\$480,000+**
- BRADDON—504/17 Dooring Street**—2 bedroom apartment, 2 car park in secure Valonia complex. EER 6—**\$485,000+**
- BRADDON—21/60 Henty Street**—2 bedroom ensuite apartment, 1 car park. EER 6—**\$450,000+**
- BRADDON—512/74 Northbourne Ave-** 1 bedroom, 1 bathroom apartment. EER: 0
- BRADDON—12/123 Lowanna Street**— 2 bedroom ensuite apartment, 2 car parks. EER 6 **\$480,000+**
- BRADDON-42 Mort Street-** Development site, 1,503m² — CZ3 Zoning
- Expression of closing—3pm, Tuesday 20 November 2018**
- CURTIN—76/3 Waddell Street**—1 bedroom first floor unit, value buying! EER 2.5—**\$195,000**
- 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 town homes, 29-31 Wakefield Avenue.— EER 6.1
- KALEEN—Unit 5, 6 Gwydlr Square**—Commercial shop front unit—94m² (approx), tenanted—**\$360,000+**
- KALEEN—12 Barwon Street** - 4 bedroom ensuite renovated residence, 870m² block—EER:1—**\$780,000**
- KINGSTON—169/30 Cunningham Street**—Spacious 1 bedroom apartment - EER 2.5 **\$310,000**
- RED HILL—89 Mugga Way**—4 bedroom ensuite residence set on 1,380m² block. EER:2—**Negotiation**
- TURNER—9/1 McKay Street**—1 bedroom plus study unit on city's doorstep—EER 3.5—**\$310,000 +**

Auction

For Sale



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