

"Making the right moves in selling and renting"

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Our office experienced a technical issue/outage that effected emails on and around Sunday 30 September and Monday 1 October 2018. In rectifying the issue our technical support mentioned that some emails may have been lost.

As all your correspondence is important to us, please resend your communication if you feel you have been effected by this technical issue (and your emails have remained unanswered).

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**

It is difficult to believe that it we are already in October. We can see a slow incline towards a busier period with enquiry starting to come from people moving to the area over the next few months. We are still seeing property take slightly longer to rent and perhaps have some vacancy time between tenants. Of course we try to limit any time your property is vacant.

Land Tax

If we are responsible for paying your land tax we notify ACT Revenue that land tax is payable and the bills are sent to our office for payment each quarter. We audit our records in relation to land tax at least once a year to ensure ACT Revenue has been notified and the bills are actually arriving at the office for payment.

If you are paying your own rates and you are not receiving land tax, it would mean that ACT Revenue may not have been notified that your property is tenanted and land tax is payable. If we are not responsible for paying rates/land tax we don't have authority to act on your behalf and are assuming that you have notified ACT Revenue of the

change of status once a property has been rented.

Importantly... if you are paying rates for your rental property and you are not paying land tax, you should be. If you have questions or concerns please don't hesitate to contact me via email of phone to discuss your options.

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.

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**

AINSLIE - 4 bed house \$675pw
ARANDA - 3 bed house \$420pw
DICKSON - 2 bed apartment \$590pw
HACKETT - 1 bed unit \$330pw
KINGSTON - 2 bed apartment \$550pw
RED HILL - 5 bed house \$2,100pw

Properties currently for rent

AINSLIE - 3 bed house \$850pw
AINSLIE - 2 bed house \$520pw
BELCONNEN - 2 bed townhouse \$350pw
BRADDON - 1 bed apartment \$420pw
BRUCE - 3 bed townhouse \$590pw
CITY - 1 bed apartment \$450pw
DICKSON - 3 bed house \$600pw
KINGSTON - 1 bed apartment \$460pw
WATSON - 2 bed unit \$330pw
WATSON - 1 bed unit \$290pw

Would you like to know the value of your property?

Call Peter any time for a friendly chat.

02 6257 2700



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—**UNDER OFFER**
DICKSON—1 Majura Avenue—4 bedroom solid brick home on 862sqm block in RZ4 zone. EER 1—**UNDER OFFER**
GRIFFITH—15/18 Captain Cook Crescent—1 bedroom 2 level apartment, 2 balconies. EER 4.5— **UNDER OFFER**
GUNGAHLIN—3/54 Ernest Cavanagh Street—1 bedroom plus study, apartment in town centre EER 6—**\$299,000**
LYNEHAM—40 Longstaff Street — 3 bedroom, 2 garage home. EER 1.5—**\$715,000**

On the market soon

BRADDON—1 bedroom apartment
DICKSON—1 bedroom apartment
NGUNNAWAL—1 bedroom apartment
SWINGER HILL— 2 bedroom townhouse
LYNEHAM—4 bedroom residence

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 of 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



RED HILL, 89 Mugga Way - 4 bedroom ensuite family residence set on 1,380m² block. A great lifestyle location, almost across from the gate way entry to Red Hill reserve. EER:2
AUCTION : Saturday 17 November 2018, 11am on site.

On the market

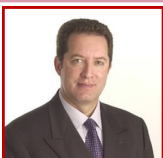


AINSLIE - 77 Ebdon St—2 bedroom cottage on a deep 836m² block. EER:0.5
Auction: Saturday 17 November 2018, 1pm on site
BRADDON-42 Mort Street— Development site, 1,503m² —6-7 storey commercial and residential
Expression of closing—3pm, Tuesday 20 November 2018
PAGE- 14 Petterd St- 3 bedroom home on 731m² block RZ2 zoning. EER:0.5
Auction— Saturday 10 November 2018, 11am on site
RED HILL—89 Mugga Way—4 bedroom ensuite residence set on 1,380m² block. EER:2
Auction: Saturday 17 November 2018, 11am on site

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—**\$485,000+**
BRADDON—504/17 Dooring Street—2 bedroom apartment, 2 car park in secure Valonia complex. EER 6—**\$485,000+**
BRADDON—20/28 Torrens Street—2 bedroom ensuite apartment, 1 car park. EER 4.5—**\$465,000+**
BRADDON—21/60 Henty Street—2 bedroom ensuite apartment, 1 car park. EER 6—**\$450,000+**
BRADDON—12/123 Lowanna Street— 2 bedroom ensuite apartment, 2 car parks. EER 6 **\$480,000+**
CURTIN—76/3 Waddell Street—1 bedroom first floor unit, value buying! EER 2.5—**\$199,950**
DICKSON—19 Moncrieff Street—3 bedroom home, 2 living areas. RZ4 zone 762m² block. EER:2—**\$1.1M+**
DICKSON—Joyoero Dickson—New 2 and 3 bedroom town homes, 29-31 Wakefield Avenue.— EER 6.1
FYSHWICK—Unit 6/49 Townsville Street—Ground floor unit—103m² (approx), 3 carparks—**\$180,000+GST**
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—**\$790,000**
KINGSTON—169/30 Cunningham Street—Spacious 1 bedroom apartment - EER 2.5 **\$310,000**
O'CONNOR—13 Banksia Street —Spacious 3 bedroom residence—EER 0.0—**\$945,000**
TURNER—9/1 McKay Street—1 bedroom plus study unit on city's doorstep—EER 3.5—**\$315,000**

Auction & EOJ

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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