

"Making the right moves in selling and renting"

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**Holiday Closure**

Canberra Reconciliation Day
Closed Monday 27, May
2019

Re-opening: 9:00am 28 May
2019

Our tenants have a list of tradespeople in case of an emergency and Peter will be available if required on 0418 623 352 or peter@wrightdunn.com.au

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**

We are experiencing a fairly quiet period and we are seeing properties sit on the market a little longer than normal and rents are a little stagnant due to the quiet markets, rentals are very much supply and demand. It is important during these periods to make your property stand out from the rest, maintain and update if and when possible.

Do you pay your own rates on your rental property?

If yes, please ensure you are also receiving and paying Land Tax. ACT Revenue has many ways of crosschecking tenanted properties and they do eventually catch up to properties that are rented but have not been registered for paying Land Tax. To advise ACT Revenue of Land Tax liability please use the link below – <https://www.revenue.act.gov.au/self-assessment-tools-and-forms/forms/land-tax-notification>
If you have any questions please don't hesitate to contact me.

*A reminder that Land Tax does not cease when your tenant moves out if the property is not your principle place of residence.

Do you pay your own water (houses only)?

Reminder if you pay your own water invoice and you would like us to seek consumption reimbursement from the tenant, please send the paid invoice to us asap after you have paid it. Tenants may not have to reimburse consumption if they are not charged regularly and it is a little unfair for tenants to have to reimburse 6 or 12 months of water consumption at once.

Heater

This is the time of year that heaters become very topical; having your tenanted property heated is important but also efficient and safe heating. The property will rent easier with good heating and tenant retention will be better the more comfortable the home is. Please contact your property manager for heater servicing requests and also quotes for upgrade of heating and cooling in your rental property, remembering these expensed will be tax deductible.

As always your feedback is more than welcome.

Warm regards
Sam Andrighetto

**Properties recently rented**

Lyneham—2 bedroom unit— \$430pw
Watson—3 bedroom house—\$490pw
Hughes—3 bedroom townhouse—\$495pw
Aranda— 5 bed House— \$650 pw
O'Malley— 4 bed house—\$950 pw
Hughes—3 bed house—\$495 pw
Flynn— 3 bed house—\$440 pw
Hall—3 bed duplex—\$550 pw

Properties currently for rent

Dickson—3 bed house—580 pw
Macgregor— 4 bed house—550 pw
Pearce— 3 bed house—580 pw
Lyneham— 3 bed townhouse—600 pw
Watson— 3 bed house—510 pw
Bruce— 2 bed apartment—430 pw
Braddon— 1 bed apartment—340 pw

Sales News

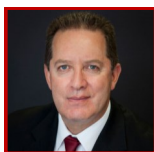
As predicted buyers are taking their time in making decisions to purchase. This mainly has to do with the upcoming federal election and changes in policies that may affect the housing industry.

But on the bright side from the 1st of July 2019, first home buyers in Canberra will be able to purchase established properties and without paying stamp duty —this will be means tested and should create a surge in the established unit and housing market.

Smart buyers will negotiate at todays prices and exchange contracts after July 2019.

As always, please feel free to contact me at any time on 0418 623 352 to discuss the value of your property and best marketing strategies

Cheers, Peter Andrighetto



Sold/Under offer

LYNEHAM—34 Wattle Street—SOLD \$850,000— EER: 3
4 Bedroom home on 664 m² approx. block

LYNEHAM— 4A/60 Wattle Street—SOLD \$275,000—EER: 4.5
2 Bedroom unit

BRADDON—12/123 Lowanna Street—SOLD \$485,000 —
EER 6 2 bedroom ensuite apartment, 2 car parks.

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

NGUNNAWAL —15/46 Paul Coe Crescent — SOLD EER: 4.5
\$329,000 2 bedroom apartment 89m² approx. plus 9m² balcony

NGUNNAWAL —9 Yerradhang Street—SOLD— \$ 350,000
Vacant 506m² approx. block

KINGSTON—169/30 Cunningham Street—SOLD—\$287,500
—Spacious 1 bedroom apartment - EER 2.5

Commercial properties for lease

AINSLIE—5 Edgar Street— 88m² approx. + 10m² approx. store—
1st floor in Ainslie shopping centre. 4 separate offices and 2 divided by glass bi-fold doors.

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.

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

FYSHWICK 194 Gladstone street 308m² approx.
Office warehouse and rear yard \$1000 pw + GST

PHILLIP —6/43-57 Townshend Street 81.55 m² approx.
Ground floor shopfront Rent \$1,700 pcm. +GST

MAWSON—6/22 Mawson Place—74m² approx.—
Dual shop front position, ex Commonwealth bank premises.

QUEANBEYAN WEST— 2/42 Stephens Road—216m² approx.—
Located off Canberra Avenue - Easy access to Canberra

Auction



LYNEHAM— 1 Glover Street—
Renovators delight, 3 bedroom brick residence in need of work.
Auction 4th of May 2019, 12pm on site



On the market soon

LYNEHAM—1 bedroom plus study courtyard apartment

On the market

BRADDON— 41/63 Ainslie Avenue—\$495,000 EER: 4
Spacious 2 bedroom apartment and 2 car parks.

BELCONNEN—55/13 Chandler Street—\$279,950—EER 6
1 bedroom apartment with balcony.

BRADDON-42 Mort Street— \$5.7 Million

Development site, 1,503m² approx.—6-7 storey commercial and residential, CZ3 Zoning

BRADDON—214/17 Dooring Street—\$335,000 EER 6

1 bed apt. 2nd floor spacious design balcony Valonia complex.

BRADDON—504/17 Dooring Street—\$470,000—EER 6

2 bedroom ens. apt 2 car spaces in secure Valonia complex.

BRADDON—606/17 Dooring Street—\$470,000—EER 6

2 bedroom ens. apt. 2 car spaces in secure Valonia complex.

BRADDON—717/17 Dooring Street—\$340,000—EER 6

1 bedroom apt.1 car park in secure Valonia complex.

BRADDON—512/74 Northbourne Avenue —\$380,000+

EER 6 —1 bed apt. part of the Medina service apartments.

BRADDON—615/86-88 Northbourne Avenue—

\$525,000+EER 6—2 bedroom ens. apt.2 car spaces

BRADDON—804/86-88 Northbourne Avenue —

\$595,000+EER 6—2 bedroom ens. apt with 90m² approx. terrace.

CHIFLEY—38 MacFarland Crescent—\$695,000 —EER:1

3 bedroom home elevated block 793m² approx.

CURTIN—35/3 Waddell Place—\$229,500— EER: 3.5

1 bedroom renovated unit

DICKSON—2/104 Dooring Street— \$875,000—EER 5.5—

3 bedroom, ensuite, modern 2 storey dual occupancy, very spacious.

DICKSON—19 Moncrieff Street—\$1.1M+—EER: 2

3 bedroom home, 2 living areas. RZ4 zone 762m² approx. block.

DICKSON—31 Majura Avenue—\$1,150,000+ EER: 2

Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed.

DICKSON— 14/10 Randell Street— \$380,000 + - EER: 4.5

Spacious 1 bed 1 bath apartment 50m² approx.

GRIFFITH—Unit 13/18 Captain Cook Crescent—\$395,000—

EER: 6 2 level 1 bedroom apartment

KALEEN—Unit 5 6 Gwydir Square—\$Negotiable—

Commercial shop front unit—94m² approx. tenanted

PAGE —Villaggio Saint' Antonio Retirement villas – spacious modern living

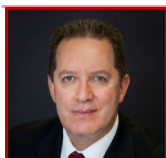
TURNER—9/1 McKay Street—\$299,000—EER 3.5

1 bedroom plus study unit on city's doorstep

PEARCE—35 Julius Street — \$799,950—EER: 1

Spacious 4 bedroom home, 725m² approx. block

For Sale



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.

