

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

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**Holiday Closure**

**Canberra day—public holiday.**  
**Closed 11th, March 2019**  
**Re-opening: 9:00am 12th of**  
**March 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](mailto: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](mailto:accounts@wrightdunn.com.au)

**Property Management News****Market**

There is a lot of action in the rental market at the moment with incoming students especially. Once again we see a shortage of larger homes that accommodate groups. Rents are again on the incline with this time of year being the preferred changeover period for maximum yield, simply due to competition. Some tenants (especially groups) are offering above the asking price to secure a property. It is important to match the property with a tenant/s and the person that can pay the most is not always the best tenant. We do our best working for you the owner to get a quality tenant and the highest market rent possible.

**Repairs and maintenance**

Reminder that there are times frames in place for maintenance on your rental property and we are seeing increasing numbers of tenants seeking compensation for something not being repaired in a timely manner. If you are contacted by your property manager for maintenance please keep this in mind.

**Lessor to make repairs**

- 55 1) The lessor must maintain the premises in a reasonable state of repair having regard to their condition at the commencement of the tenancy agreement.
- (2) The tenant must notify the lessor of any need for repairs.
- (3) This section does not require the tenant to notify the lessor about anything that an ordinary tenant would reasonably be expected to do, for example, changing a light globe or a fuse.
- 56 The lessor is not obliged to repair damage caused by the negligence or wilful act of the tenant.
- 57 Subject to clause 55, the lessor must make repairs, other than urgent repairs, within 4 weeks of being notified of the need for the repairs (unless otherwise agreed).

**Urgent repairs**

59 The tenant must notify the lessor (or the lessor's nominee) of the need for urgent repairs as soon as practicable, and the lessor must, subject to clause 82, carry out those repairs as soon as necessary, having regard to the nature of the problem.

60 The following are urgent repairs in relation to the premises, or services or fixtures supplied by the lessor:

- (a) a burst water service;
- (b) a blocked or broken lavatory system;
- (c) a serious roof leak;
- (d) a gas leak;
- (e) a dangerous electrical fault;
- (f) flooding or serious flood damage;
- (g) serious storm or fire damage;
- (h) a failure of gas, electricity or water supply to the premises;
- (i) the failure of a refrigerator supplied with the premises;
- (j) a failure or breakdown of any service on the premises essential for hot water, cooking, heating or laundering;
- (k) a fault or damage that causes the residential premises to be unsafe or insecure;
- (l) a fault or damage likely to cause injury to person or property;
- (m) a serious fault in any door, staircase, lift or other common area that inhibits or unduly inconveniences the tenant in gaining access to and use of the premises.

**Expenditure in preparation for EOFY**

If you would like major work to be conducted prior to end of financial year 2018/19 it's a good time to start thinking about it now! Please contact your property manager if you have any work you would like completed and paid for in this financial year.

Your feedback is always welcome

Warm regards  
Sam

**Properties recently rented**

<b>Ainslie</b>	3 bedroom house	\$750pw
<b>Ainslie</b>	2 bedroom house	\$540pw
<b>Ainslie</b>	4 bedroom house	\$950pw
<b>Ainslie</b>	3 bedroom house	\$750pw
<b>Amaroo</b>	3 bed townhouse	\$500pw
<b>Braddon</b>	1 bed unit	\$355pw
<b>Braddon</b>	2 bed unit	\$470pw
<b>City</b>	2 bed apartment	\$680pw
<b>Downer</b>	1 bed apartment	\$410pw
<b>Fisher</b>	3 bed duplex	\$430pw
<b>Red Hill</b>	2 bedroom flat	\$385pw
<b>Spence</b>	3 bed house	\$500pw

**Properties currently for rent**

<b>Griffith</b>	2 bedroom apartment	\$550pw
<b>Hackett</b>	2 bedroom unit	\$320pw
<b>Hughes</b>	3 bedroom townhouse	\$495pw
<b>Lyneham</b>	2 bedroom unit	\$430pw
<b>Red Hill</b>	4 bedroom duplex	\$550pw
<b>Watson</b>	3 bedroom house	\$490pw

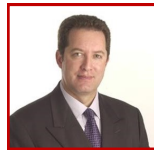
## Sales News

Whilst the media keeps pushing negative press about the slowing real estate market, Canberra has kept steady and buyers are confident in purchasing at today's price levels.

Finance seems to be no problem for established buyers but for new home buyers or border line buyers it is taking a few extra weeks to sort out their finance accessibility.

Apartments are starting to sell well as buyers are taking advantage of some excellent opportunities and are price motivated.

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

**AINSLIE - 77 Ebdon St**—2 bedroom cottage on a deep 836m<sup>2</sup> block. EER:0.5 — **SOLD \$915,000**

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

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

**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—**SOLD \$299,000**

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

**LYNEHAM—34 Wattle Street**— 4 Bedroom home on 664 m<sup>2</sup> block EER: 3 **SOLD \$850,000**

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

**PAGE- 14 Petterd St-** 3 bedroom home on 731m<sup>2</sup> block RZ2 zoning. EER:0.5 —**SOLD \$628,000**

**BRADDON—12/123 Lowanna Street**— 2 bedroom ensuite apartment, 2 car parks. EER 6—**UNDER OFFER**

**BRADDON—21/60 Henty Street**—2 bedroom ensuite apartment, 1 car park. EER 6—**UNDER OFFER**

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

**KINGSTON—169/30 Cunningham Street**—Spacious 1 bedroom apartment - EER 2.5—**UNDER OFFER**

**LYNEHAM— 4A/60 Wattle Street**— 2 Bedroom unit EER: 4.5 —**UNDER OFFER**

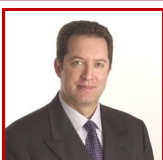
**NGUNNAWAL —9 Yerradhag Street** — Vacant 506m<sup>2</sup> block —**UNDER OFFER**

**NGUNNAWAL —15/46 Paul Coe Crescent** — 2 bedroom apartment 89m<sup>2</sup> plus 9m<sup>2</sup> balcony EER: 4.5 **UNDER OFFER**

## On the market soon

**LYNEHAM**—1 bedroom courtyard apartment

**BRADDON 'Gatsby'** — Spacious 2 bedroom apartment



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## 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. **LEASED** 1st floor.

**FYSHWICK—1A/84-86 Wollongong Street**—244m<sup>2</sup> approx shop front—onsite customer parking. \$3,565 pcm +GST

**FYSHWICK—5/80 Wollongong Street**—125m<sup>2</sup> approx open space, on site customer **LEASED**

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

**FYSHWICK 194 Gladstone street 308m<sup>2</sup>**. Office warehouse and rear yard \$1000 pw + GST

**PHILLIP -6/43-57 Townshend Street** Ground floor shopfront 81.55 m<sup>2</sup> Rent \$1,700 pcm +GST

## Auction

**DICKSON—2/104 Dooring Street**—3 bedroom, ensuite, modern 2 storey dual occupancy, very spacious. EER 5.5  
**Auction on site 11am 30th of March 2019.**

**PEARCE—35 Julius Street** — Spacious 4 bedroom home, 725m<sup>2</sup> block EER: 1

**Auction on site 11am 2nd of March 2019**

## Expressions of Interest

**DICKSON—31 Majura Avenue**—Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed. **EOI closes 3pm the 14th of March 2019**

## On the market

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

**BRADDON-42 Mort Street-** Development site, 1,503m<sup>2</sup> —6-7 storey commercial and residential, CZ3 zoning **\$5.7 Million**

**BRADDON—214/17 Dooring Street**—1 bed apt. 2<sup>nd</sup> floor spacious design balcony Valonia complex. EER 6 **\$335,000**

**BRADDON—504/17 Dooring Street**—2 bedroom ens. apt 2 car spaces in secure Valonia complex. EER 6—**\$485,000**

**BRADDON—606/17 Dooring Street**—2 bedroom ens. apt. 2 car spaces in secure Valonia complex. EER 6—**\$470,000**

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

**BRADDON—512/74 Northbourne Avenue** — 1 bed apt. part of the Medina service apartments. EER 6—**\$380,000+**

**BRADDON—615/86-88 Northbourne Avenue** — 2 bedroom ens. apt.2 car spaces EER 6—**\$525,000+**

**BRADDON—804/86-88 Northbourne Avenue** — 2 bedroom ens. apt with 90m<sup>2</sup> terrace. EER 6—**\$595,000+**

**CHIFLEY—36 Macfarland Crescent**—3 bedroom home elevated block 793m<sup>2</sup> EER:1—**\$700,000+**

**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, 29-31 Wakefield Avenue.— EER 6.1

**GRIFFITH—Unit 13/18 Captain Cook Crescent**— 2 level 1 bedroom apartment EER: 6 **\$395,000**

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

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



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.



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