

"Making the right moves in selling and renting"

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**Holiday Closure**

Easter—public holiday.

Closed 20, April 2019

Re-opening: 9:00am 23 April
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**

There is very little rental stock at the moment following the busy period. Properties when they do come up are snapped up fairly quickly. Rents are still steadily inclining from the same period last year.

Important changes to the rental market

Please read this Canberra Times article about legislative changes in relation to pets and minor property changes.

<https://www.canberratimes.com.au/politics/act/rental-generation-shouldn-t-miss-out-on-dogs-government-20190221-p50zc6.html>

The changes impact owners who do not want pets in their property. It will also mean that a tenant that applies for a property with no pets can actually change their mind throughout the tenancy leaving us with little power in relation to denying the pet.

If you have a good reason why your tenant should not be allowed to have a pet, for example - it is your principal place of residence and you are renting it out for a period of time but intending to return to the property but have a severe allergy to pets. We could in some cases apply

to ACAT to disallow pets in your property.

I believe a tenant would still have to sign a pet clause agreeing to repair any damage caused by the pet and conduct a flea treatment when they vacate the property.

The changes also impact a lessor's ability to deny tenants the right to make minor changes such as picture hooks. The thought process behind this is for a tenant to be able to make the property their home. If the property is damaged due to the changes they make, the tenant would still have to make good when they vacate the property.

We will learn more as time goes on.

Termite inspections

A reminder of the importance of termite inspections, particularly for houses and townhouses. If you would like to have your property inspected and your property manager is yet to approach you about it, please contact us and we will book an inspection.

As always your feedback is more than welcome.

Warm regards
Sam Andrighetto

**Properties recently rented**

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

Properties currently for rent

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
Dickson—3 bed house—580 pw

Sales News

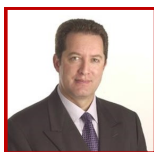
With a federal election looming, buyers tend to slow their decision making prior to an election and then assess the elected Governments policy on the housing market.

However, some buyers particularly investors tend to buy and exchange contracts prior to an election anticipating certain policy changes.

We have had good investor enquiry and whilst offers have been below asking, there is a confidence from investors that now is the right time to purchase.

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— SOLD \$915,000 —EER:0.5

2 bedroom cottage on a deep 836m² approx. block.

CURTIN—76/3 Waddell Street—SOLD \$195,000—EER 2.5

1 bedroom first floor unit, value buying!

DICKSON—1 Majura Avenue—SOLD \$1,120,000—EER 1

4 bedroom solid brick home on 862sqm approx. block in RZ4 zone.

GRIFFITH—15/18 Captain Cook Crescent— SOLD

\$390,000—EER 4.51 bedroom 2 level apartment, 2 balconies.

GUNGAHLIN—3/54 Ernest Cavanagh Street—SOLD

\$299,000—EER 6—1 bedroom plus study, apartment in town centre

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

KALEEN—Unit 5 6 Gwydir Square—UNDER OFFER—

Commercial shop front unit—94m² approx. tenanted

KINGSTON—169/30 Cunningham Street—UNDER OFFER

—Spacious 1 bedroom apartment - EER 2.5

NGUNNAWAL —9 Yerradhang Street—UNDER OFFER —

Vacant 506m² approx. block

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.

On the market soon

LYNEHAM—1 bedroom plus study courtyard apartment

DICKSON— Spacious 1 bedroom apartment

TURNER— 2 bedroom courtyard apartment

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.

FYSHWICK—1A/84-86 Wattleong Street—244m² approx.

LEASED

On the market

BRADDON— 41/63 Ainslie Avenue—\$500,000+ 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—\$485,000—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—36 MacFarland Crescent—\$700,000+ —EER:1

3 bedroom home elevated block 793m² approx.

CURTIN—35/3 Waddell Place—\$250,000— EER: 3.5

1 bedroom renovated unit

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

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

DICKSON—Joyero Dickson—EER 6.1

New 2 and 3 bedroom town homes, 29-31 Wakefield Avenue.

DICKSON—31 Majura Avenue—\$1,150,000+

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

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

EER: 6 2 level 1 bedroom apartment

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

TURNER—9/1 McKay Street—\$305,000—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



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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