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please visit our website:
www.wrightdunn.com.au



We are currently in the process of connecting to NBN. We are in the hands of our telecommunication provider and we expect to have a few issues. Please persist if you are not getting through to our office or call Peter on 0418 623 352

"Making the right moves in selling and renting"

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Electronic Statements

If you do not currently receive an electronic copy of your monthly statement and would like to, please email your request to accounts@wrightdunn.com.au

Property Management News

Market

We are seeing slightly more movement in the rental market compared to the past few months and we expect to remain steady over the winter period before gaining more momentum towards November.

EOFY Report free of charge

We are pleased to once again offer our clients the annual financial report free of charge. Please note the report and your June statement are in one document.

Final Inspections

The day of the final inspection for an outgoing tenant is usually the only opportunity to bring up any issues that may arise. We are not able to go back to the tenant, for instance after a week to bring up any additional items. Property managers follow the ingoing report, the inventory and condition report and photos to complete the final. The tenants are required to leave the property in substantially the same condition (not exactly the same condition) taking into consideration general wear and tear. We will thoroughly check any anomalies and note them down to refer to you if required.

Legislations say we have 3 working days to release the bond if we are not making a claim and 10 working days if we are making a claim. If a claim is being made, a written description of the claim and estimates or quotes must be provided.

23A (1) At the end of the tenancy, an inspection of the premises must be carried out in the presence of the lessor and tenant.

(2) A condition report based on the inspection must be completed in the presence of, and signed by, the lessor and tenant.

(3) A party may complete and sign a condition report in the absence of the other party if the party has given the other party a reasonable opportunity to be present when the report is completed and signed.

Work in 2019/20 Financial year

If you would like to consider some updates to your rental property in this financial year please contact your property manager. Work doesn't always mean more rent, but it does help in tenant retention and a well maintained and appointment property is quicker to rent and often means a better selection of tenants to choose from.

As always your feedback is more than welcome.

Warm regards
Sam Andrighetto



Properties recently rented

BRADDON—1 bed apartment—\$340 pw
KAMBAH—3 bed house—\$480 pw
DUNLOP— 4 bed house— \$540 pw
HACKETT— 4 bed house— \$560 pw
JERRABOMBERRA—2 bed t'house—
\$440pw
O'CONNOR— 3 bed house— \$630 pw

Properties currently for rent

BELCONNEN—3 bed unit—\$475 pw
DICKSON—3 bed house—\$580 pw
DICKSON—2 bed apartment—\$660 pw
DICKSON—2 bed unit—\$620 pw
HARRISON— 4 bed house—\$580 pw
LYNEHAM—2 bed unit—\$350 pw
LYONS— 3 bed house—\$550 pw
MAWSON—2 bed unit—\$345 pw
O'MALLEY— 4 bed house—\$820 pw
TURNER— 3 bed house—\$580 pw

Sales News

June 2019 as predicted has been busy with many established apartments selling to first home buyers wanting to take advantage of the stamp duty exemption from 1st of July.

With the latest interest rate reductions banks are now starting to filter through lower interest rates from 3.6 – 4.2 %. I expect investors to start targeting the Canberra market as rents have increased across the board.

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

- BRADDON—12/123 Lowanna Street—EER 6—2 bed ens apartment, 2 car parks \$480,000**
- BRADDON—21/60 Henty Street—EER 6—2 bed ens apartment, 1 car park—\$430,000**
- CURTIN—35/3 Waddell Place—EER: 3.5— 1 bed renovated unit \$287,000**
- GRIFFITH—Unit 13/18 Captain Cook Crescent—EER 6 2 level 1 bed apartment—\$380,000**
- KINGSTON—169/30 Cunningham Street—EER 2.5— Spacious 1 bed apartment—\$287,500**
- LYNEHAM— 4A/60 Wattle Street—EER 4.5—2 bed unit \$275,000**
- LYNEHAM—1 Glover Street—EER 2.5—Renovators delight, 3 bed brick residence — \$730,000**
- PEARCE—35 Julius Street —EER: 1— Spacious 4 bed home, 725m² approx. block \$777,500**
- SPENCE— 14 Healy Street—EER 0.5— 3 bed home, 102m² approx. of living space—\$462,000**
- TURNER—27B/54 Forbes Street—EER 5 2 bed courtyard apartment \$470,000**
- BRADDON— 41/63 Ainslie Avenue—EER: 4—Spacious 2 bed apartment and 2 car parks—UNDER OFFER**
- BRADDON—504/17 Dooring Street—EER 6— 2 bed ens. apt in secure Valonia complex—UNDER OFFER**
- DICKSON—2/104 Dooring Street—EER 5.5—Spacious 3 bed, ens, 2 storey townhouse— UNDER OFFER**
- TURNER—9/1 McKay Street—EER 3.5 1 bed plus study unit on city's doorstep—UNDER OFFER**

On the market soon

- EVATT— 3 bed ensuite home with inground pool**
- GOWRIE— Development site**
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- LYNEHAM—1 bed plus study courtyard apartment**
- TURNER— 3 bed ens apartment**
- WATSON— 3 bed home, large garage**

On the market

- ACTON—1408/19 Marcus Clarke Street—EER 6—3 bed 2 ens. 1 bath apt. with unbeatable views over Canberra. \$1.8M+**
- AINSLIE—5/95A Wakefield Gardens— EER 5.5 3 bed 2 ens. 1 bath apt. great location! \$795,000+**
- BELCONNEN—55/13 Chandler Street—EER 6 1 bed apartment with balcony—\$279,950**
- BRADDON—42 Mort Street—Development site, 1,503m² approx. —6-7 storey commercial and residential, CZ3 Zoning—\$5.7 Million**
- BRADDON—214/17 Dooring Street—EER 6—1 bed apt. spacious design balcony in Valonia complex—\$335,000**
- BRADDON—606/17 Dooring Street—EER 6 2 bed ens. apt. in Valonia complex—\$470,000**
- BRADDON—717/17 Dooring Street—EER 6 1 bed apt.1 car park in Valonia complex—\$340,000**
- BRADDON—512/74 Northbourne Avenue—EER 6 1bed apt. in Medina Service Apartments—\$355,000**
- BRADDON—615/86-88 Northbourne Avenue—EER 6 2 bed ens. apt. 2 car spaces—\$525,000+**
- BRADDON—804/86-88 Northbourne Avenue — EER 6 2 bed ens. apt with 90m² approx. terrace—\$595,000+**
- CHIFLEY—38 MacFarland Crescent—EER 1—3 bed home elevated block 793m² approx.—\$695,000**
- DICKSON—19 Moncrieff Street—EER 2—3 bed home, 2 living areas. RZ4 zone 762m² approx. block—\$1.1M+**
- DICKSON—31 Majura Avenue—EER 2 Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed—\$1,150,000+**
- DICKSON— 14/10 Randell Street—EER 4.5—Spacious 1 bed 1 bath apartment 50m² approx.—\$370,000**
- FRANKLIN—27/307 Flemington Road—EER 5—2 bed 1 ens top floor apt with 2 car parks—\$395,000**
- GOWRIE— 6 Humphris Place—EER 1— 3 bed 1 bath home in quiet cul – de – sac—\$565,000**
- GUNGAHLIN— 331 Gundaroo Drive—EER 3.5—2 bed 1 ens. Single level separate title townhouse—\$575,000**
- KALEEN—Unit 5 6 Gwydir Square—Commercial shop front unit—94m² approx. tenanted—\$360,000+**
- PAGE —Villaggio Saint' Antonio Retirement villas – spacious modern living, 3 bedroom villas**

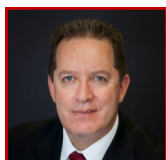
For Sale

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 \$2,208 pcm. +GST**
- MAWSON—6/22 Mawson Place—74m² approx. Dual shop front position, ex Commonwealth bank premises.**
- QUEANBEYAN WEST— 2/42 Stephens Road—211.2 approx.—Located off Canberra Avenue easy access to Canberra**

LEASED

LEASED



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.

