

"Making the right moves in selling and renting"

13 Edgar Street,
PO Box 4008
Ainslie, A.C.T. 2602

Phone: 02-6257 2700

Fax: 02-6257 4598

www.wrightdunn.com.au

Email:

sales@wrightdunn.com.au

**Holiday Closure**

Queens Birthday
Closed Monday 10, June 2019
Re-opening: 9:00am 11 June, 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 still in a fairly quiet period, properties are taking a little longer to rent and prices are remaining steady in some cases have come down a bit from the busy period at the start of the year. We hope to see it pick up in June/July.

Tax deductible expenditure

Reminder that your expenditure is tax deductible, with end of financial year coming up next month, it may be a good time to pay for some improvements or finalise some larger bills waiting to be paid. Also you may think about doing some work in the next financial year, if you would like to discuss this please contact your property manager.

End of financial year reports

You will receive your end of financial year report 2018/19 in the same document as your June statement, please scroll past the EOFY report to view your June Statement.

Green Waste reminder

To assist your tenants in cleaning up the garden waste, you

may consider ordering a green bin. They are \$50.00 and the feedback from tenants is usually appreciation and in the long run it incentivises a clear yards, especially in leafy areas.

Termite reminder

Termites are hard to spot, in some cases no evidence can be seen until significant damage has been done. Termite activity is certainly increasing and we have seen large amounts of money being spent to repair the damage. If you would like a termite inspection and your property manager hasn't contacted you about it, please let your manager know asap.

Referrals

Thank you for all the referrals of friends and family. We take the responsibility of managing your property very seriously and to receive referrals is the best compliment we can hope for.

As always your feedback is more than welcome.

Warm regards
Sam Andrighetto

**Properties recently rented**

Braddon—1 bed apartment—\$340 pw
Bruce—2 bed apartment—\$430 pw
Kambah—3 bed house—\$480 pw
Lyneham—3 bed townhouse—\$600 pw
Macgregor—4 bed house—\$550 pw
Pearce—3 bed house—\$580 pw

Properties currently for rent

Dickson—3 bed house—\$580 pw
Dickson—2 bed apartment—\$660 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

Sales News

With the election sorted there appears to be a breath of confidence throughout the Canberra market.

Our enquiry and exhibition attendance has been stable throughout May 2019. Investors are now looking to purchase prior to 30 June 2019 to claim stamp duty etc. in this tax year. We have also had more enquiry on established apartments.

I am confident that established apartments will sell well in July – August 2019, as most first home buyers will get exemptions from paying stamp duty.

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**
- BRADDON—504/17 Dooring Street—EER 6— 2 bed ens. apt in secure Valonia complex—UNDER OFFER**
- CURTIN—35/3 Waddell Place—EER: 3.5— 1 bed renovated unit UNDER OFFER**
- 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 UNDER OFFER**
- TURNER—27B/54 Forbes Street—EER 5 2 bed courtyard apartment UNDER OFFERT**

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 Commercial bank premises.**
- QUEANBEYAN WEST— 2/42 Stephens Road—216m² approx.—Located off Canberra Road - Easy access to Canberra**

On the market soon

- GOWRIE— Development site**
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- GUNGAHLIN—2 bed + study home**
- FRANKLIN— 2 bed ens apartment**
- LYNEHAM—1 bed plus study courtyard apartment**

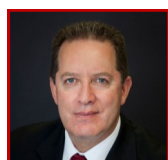
On the market

- BELCONNEN—55/13 Chandler Street—EER 6 1 bed apartment with balcony—\$279,950**
- BRADDON— 41/63 Ainslie Avenue—EER: 4—Spacious 2 bed apartment and 2 car parks—\$495,000**
- 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—2/104 Dooring Street—EER 5.5—Spacious 3 bed, ens, 2 storey townhouse— \$875,000**
- 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+**
- GRIFFITH—Unit 13/18 Captain Cook Crescent—EER 6 2 level 1 bed apartment—\$385,000**
- KALEEN—Unit 5 6 Gwydir Square—Commercial shop front unit—94m² approx. tenanted—\$Negotiable**
- PAGE —Villaggio Saint' Antonio Retirement villas – spacious modern living**
- SPENCE— 14 Healy Street—EER 0.5— 3 bed home, 102m² approx. of living space—\$449,000**
- TURNER—9/1 McKay Street—EER 3.5 1 bed plus study unit on city's doorstep—\$299,000**

For Sale

Feature Property

- DICKSON—31 Majura Avenue—\$1,150,000+ EER 2**
- Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed.



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.

