

To view this newsletter in colour
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"

13 Edgar Street,
PO Box 4008
Ainslie, ACT 2602

Phone: 02-6257 2700
Fax: 02-6257 4598

www.wrightdunn.com.au

Email:
sales@wrightdunn.com.au

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

We are seeing more tenants vacating and a mixed bag in terms to the vacancy time, some properties are renting without any gap between tenant and some are taking a few weeks to tenant. An increase in the amount of break leases, mainly due to tenants in a fixed term lease purchasing property.

It is important to keep your property attractive to prospective tenants in terms of décor, air-conditioning and updated kitchen and bathrooms. Please speak to your property manager if you would like us to obtain some quotes for your property updates in this financial year.

Group houses and Co-tenants

There are advantages and disadvantages to having a group on tenants in your property. Some properties are not suitable for group tenancies and we always try to match the property with the tenant/s.

Advantages: Often tenants remain in one form or another in the property for an extended period; this is usually due to changeovers with tenants within the groups. This means there is no vacancy period, no Letting or advertising fees.

Disadvantages: In some cases more wear and tear on a property, however you could argue that a family with children could cause more wear and tear, or perhaps changing tenants more often is wear and tear with items being moved in and out. Changing of tenants within the group can be confusing and difficult to keep a handle on.

A co-tenant is different to a tenant that is

named on the lease agreement. A co-tenant is someone that lives at the property without being on the lease. We have little authority to control this. The lease holder/s are the ones responsible for the condition of the property and paying the rent, they are also responsible for any damage that any co-tenant or visitor causes.

Gmail – Issues with email

We have been having issues with sending our emails to Gmail email addresses. They will often go straight to junk mail. Our IT support seems to have fixed the problem but please check your junk mail just in case.

Elvie Ryan

We would like to announce that Elvie Ryan is our new Business Development Manager as well as continuing to manage her Property Management Portfolio. Elvie is an experienced Sales Agent, Property Manager and has a background in construction.

As always your feedback is more than welcome.

Warm regards

Sam Andrighetto



Properties recently rented

AINSLIE— 2 bed house—\$570pw
BRADDON— 1 bed unit—\$380pw
DICKSON – 4 bed house - \$700pw
DICKSON – 3 bed house - \$660pw
DOWNER – 1 bed unit - \$380pw
HALL – 2 bed house - \$550pw
RED HILL – 3 bed house - \$550pw
TURNER—4 bed house—\$560pw
TURNER—2 bed unit—\$525pw

Properties currently for rent

BRADDON— 2 bed unit—\$630pw
RED HILL – 4 bed house - \$595pw
TURNER—3 bed house—\$690pw
TURNER—2 bed unit—\$600pw

Would you like to know the value of your property?

Call Peter any time for a friendly chat.

02 6257 2700

Sales News

August has been busy with constant enquiry for most properties throughout Canberra. Whilst there has been some media talk about a slowing market it certainly hasn't been the case this month.

First home buyers are very active thanks to the no stamp duty deal from the ACT government that commenced on the 1st of July 2019.

I expect that the Canberra market will continue its growth for the next quarter especially as interest rates are holding at low levies.

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

On the market

ACTON—1408/19 Marcus Clarke Street—EER 6—3 bed 2 ens. 1 bath apt. with unbeatable views over Canberra. \$1.795M

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

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—42 Mort Street—Development site, 1,503m² approx.—6-7 storey commercial and residential, CZ3 Zoning—\$5.7 Million

BRADDON—512/74 Northbourne Avenue—EER 6
1bed apt. in Medina Serviced 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+

CAMPBELL—30 Chowne Street— EER 3—3 bed home with separate studio backing Mt. Ainslie reserve—\$850,000+

DICKSON—19 Moncrieff Street—EER 2—3 bed home, 2 living areas. RZ4 zone 762m² approx. block—\$1.1M+

DICKSON— 14/10 Randell Street—EER 4.5—Spacious 1 bed 1 bath apartment 50m² approx.—\$370,000

KALEEN—Unit 5 6 Gwydir Square—Commercial shop front unit—94m² approx. tenanted—\$360,000+

PAGE —Villaggio Sant' Antonio Retirement villas – spacious modern living, 3 bedroom ensuite villas

WATSON—60/20 Federal Highway—EER 6.0— 3 bed ens. spacious apartment with large covered balcony—\$349,500

Auction



DOWNER—15 Tardent Street—EER 0.0— Renovators opportunity 3 bedroom bathroom home set on 812m² block.

On the market soon

EVATT—3 bedroom ensuite apartment

LYNEHAM—1 bed plus study courtyard apartment

RED HILL— 3 bedroom home 810m²

Development Opportunities

CUTRIN—28&30 Allan Street—Vacant development site 1,544m² RZ2 zoning 50% plot ratio, DA approved for 4 separate townhouses—EOI closes 3PM Tuesday 27/08/19

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

GOWRIE—1&3 Woods Place—EER 0.5 & 1.5— 1,673sqm total—RZ2 zoning. Development opportunity—Negotiable

Sold/Under offer

AINSLIE—5/95A Wakefield Gardens— EER 5.5 3 bed 2 ens. 1 bath apt. great location! — \$795,000

BRADDON—214/17 Dooring Street—EER 6—1 bed apt. spacious design balcony in Valonia complex—UNDER OFFER

BRADDON— 41/63 Ainslie Avenue—EER: 4—Spacious 2 bed apartment and 2 car parks—\$475,000

CHIFLEY—38 MacFarland Crescent—EER 1—3 bed home elevated block 793m² approx.—UNDER OFFER

DICKSON—2/104 Dooring Street—EER 5.5—Spacious 3 bed, ens, 2 storey townhouse—\$855,000

EVATT— 19 MacDowell Street— EER 0—3 bed ens. family home in established location.—\$685,000

FRANKLIN—27/307 Flemington Road—EER 5—2 bed 1 ens top floor apt with 2 car parks—UNDER OFFER

GOWRIE— 6 Humphris Place—EER 1— 3 bed 1 bath home in quiet cul-de-sac—\$560,000

GRIFFITH—Unit 13/18 Captain Cook Crescent—EER 6
2 level 1 bed apartment—\$380,000

GUNGAHLIN— 331 Gundaroo Drive—EER 3.5—2 bed 1 ens. Single level separate title townhouse—\$550,000

SPENCE— 14 Healy Street—EER 0.5— 3 bed home, 102m² approx. of living space—\$462,000

TURNER—15/25 Forbes Street—EER 5.5— 3 bed ens. apartment set in boutique development—UNDER OFFER

TURNER—27B/54 Forbes Street—EER 5
2 bed courtyard apartment \$470,000

TURNER—9/1 McKay Street—EER 3.5 1 bed plus study unit on city's doorstep—\$287,000

WATSON—33 Knox Street— EER 0.5— Brick veneer 3 bed home with large brick double garage.— \$715,000

Commercial properties for lease

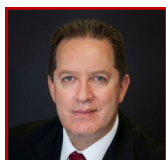
AINSLIE—5 Edgar Street— 88m² approx. + 10m² approx. store— 1st floor in Ainslie shopping centre. 4 separate offices and 2 divided by glass bi-fold doors.

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



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.



Jane Waslin
Sales Consultant
jane@wrightdunn.com.au