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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,
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Ainslie, ACT 2602

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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

Market Update

The market is steady at the moment as it was last month, we will probably see it levelling out over the next few months before the busy period commences.

Winter

Winter has well and truly set in, a good time to clear gutters to ensure that they are not blocked with the autumn leaves. Although it is a grey area of responsibility, it is an important maintenance item to prevent major roof/eaves or interior works.

Properties with adequate heating are more likely to be rented first in the cold weather, as is the case in the middle of the summer heat with air-conditioned properties. If you would like a quote on the upgrade or installation of heating please let your property manager know.

Giving tenant notice

Reminder that giving notice to your tenant can be complicated and sometimes we need to discuss strategy, or at least have a conversation to ensure the correct procedures are followed. Please contact me directly if you have any concerns about the timing for your return or giving notice to your tenants for other reasons.

Termination of periodic tenancy

96 (1) If there is a periodic tenancy, the lessor may serve on the tenant a notice to vacate for the following periods on the following grounds:
(a) 4 weeks notice if the lessor genuinely intends to live in the premises;
(b) 4 weeks notice if the lessor genuinely believes the lessor's immediate relative intends

to live in the premises;

(c) 4 weeks notice if the lessor genuinely believes an interested person intends to live in the premises;

(d) 8 weeks notice if the lessor genuinely intends to sell the premises;

(e) 12 weeks notice if the lessor genuinely intends to reconstruct, renovate or make major repairs to the premises and the reconstruction, renovation or repairs cannot reasonably be carried out with the tenant living in the premises.

(2) In this clause:

immediate relative means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law.

interested person, for a lessor, means a person who is not an immediate relative of the lessor but who has a close family or personal relationship with the lessor and who has a reasonable expectation arising from that relationship that the lessor would provide accommodation for that person.

97 (1) If a tenant is required to vacate the premises in accordance with clause 96, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days notice of intention to vacate.

(2) In this case, the tenancy terminates on the date that the tenant vacates the premises.

As always your feedback is more than welcome.

Warm regards
Sam Andrighetto



Properties recently rented

AINSLIE – 3 bed house - \$750pw
CAMPBELL – 1 bed flat - \$320pw
DICKSON – 2 bed g/flat - \$350pw
DICKSON – 2 bed apart - \$620pw
DICKSON – 3 bed house - \$600pw
BELCONNEN – 3 bed t/house - \$455pw
BELCONNEN – 3 bed t/house - \$490pw
EVATT – 3 bed house - \$540pw
HARRISON – 1 bed t/house - \$380pw
HARRISON – 3 bed t/house - \$580PW
LYONS – 3 bed house - \$550pw
GOWRIE – 3 bed house - \$470pw
HACKETT – 2 bed t/house - \$450pw
LYNEHAM – 2 bed flat - \$360pw
MAWSON – 2 bed flat - \$345pw
O'MALLEY – 3 bed t/house - \$820pw

Properties currently for rent

DICKSON – 4 bed house - \$700pw
DICKSON – 3 bed house - \$660pw
DOWNER – 1 bed unit - \$380pw
HALL – 2 bed house - \$550pw
RED HILL – 4 bed house - \$595pw
RED HILL – 3 bed house - \$550pw

Would you like to know the value of your property?

Call Peter any time for a friendly chat.

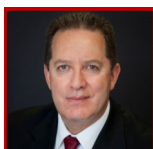
02 6257 2700

Sales News

July 2019 activity continued at the same pace as June. Good interest and attendances at open homes across the board.

Whilst buyers are active they are seeking well priced properties and are happy to not pursue properties that are above market. In saying that, if we find a property not creating the interest we expect, a price change will bring back buyers who have already inspected, along with new buyers, almost overnight.

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.

\$1.8M+

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+**

CHIFLEY—38 MacFarland Crescent—EER 1—3 bed home

elevated block 793m² approx.—**\$650,000+**

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—1&3 Woods Place—EER 0.5 & 1.5—1,673sqm

total—RZ2 zoning. Development opportunity—

Expressions of Interest Close 3pm, 6 August 2019

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

On the market soon

DOWNER—4 bedroom home in quiet street

LYNEHAM—1 bed plus study courtyard apartment

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

BRADDON—504/17 Dooring Street—EER 6— 2 bed ens. apt in secure Valonia complex—\$460,000

CURTIN—35/3 Waddell Place—EER: 3.5— 1 bed renovated unit \$287,000

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

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—UNDER OFFER

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**

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. .

AUCTION 11 am on site, Saturday 27 July 2019



Auction

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.

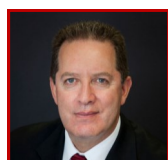
BRADDON—42 Mort Street—Units 7&8—240m² approx. open plan office space, kitchenette, shower and toilet.

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—155 m² approx. Ground floor shopfront Rent \$1000 pcm. +GST

LEASED



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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