

To view this newsletter in colour  
please visit our website:  
[www.wrightdunn.com.au](http://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

### Office Closures

We will be closed on  
**Monday 7 October**  
for Labour Day

And reopen  
**Tuesday 8 October 9:00am**

Peter will be available if  
required on  
0418 623 352.

### 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](mailto:accounts@wrightdunn.com.au)

## Property Management News

### Market update

We find ourselves in a similar market to the past two months, we are finding a tenants have some choice over properties at the moment, price and amenities are winning out over properties that might be a little on the high side of the market price.

### Use our experience

In day to day dealings with your property manager feel free to ask them to consult with us or contact us directly if you would like another opinion or you feel the matter needs some discussion. Peter has over 40 years' experience in Real estate and around 25 years for me, Peter is also very knowledgeable in construction and maintenance issues (the reason something is happening). I encourage our clients to utilize our experience. We meet work next to our property managers on a daily basis and meet weekly; one topic of discussion is complicated or difficult maintenance, we work together to find solutions. Please don't hesitate to contact us directly or ask your manager to consult us for a second opinion on a matter you feel is necessary.

### Reminder about smoke alarm legislation and liability

A reminder we have engaged Smoke Alarm Australia to ensure your properties are compliant with legislation, this means they take on the liability from you as the owner and us as the agent. Throughout

the year they will ensure the property is inspected and they will attend as many times is necessary when the alarm or battery is malfunctioning, they also inspect when there has been a change of tenancy. Your tenants are supplied an 1800 number direct to Smoke Alarm Australia number that they can contact is they have any concerns.

If you have opted out of smoke alarm Australia's covering your property to ensure smoke alarms are compliant, you are taking on that liability yourself. This means you have indicated to us in writing that you are prepared to ensure the property is compliant and continues to be throughout the tenancy.

If you have any questions, please contact me on [sam@wrightdunn.com.au](mailto:sam@wrightdunn.com.au)

### 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.

As always your feedback is more than welcome.

Warm regards

Sam Andrighetto



### Properties recently rented

**BRADDON**— 2 bed unit—\$630pw  
**RED HILL**— 4 bed house - \$595pw  
**TURNER**— 3 bed house—\$690pw  
**TURNER**— 2 bed unit—\$600pw  
**FRANKLIN**— 1 bed unit—\$370pw  
**CAMPBELL**— 2 bed unit—\$420pw  
**TURNER**— 2 bed townhouse—\$600pw  
**BRUCE**— 2 bed unit—\$420pw  
**AINSLIE**— 2 bed house—\$570pw  
**WARAMANGA**— 3 bed house—\$450pw  
**DICKSON**— 3 bed house—\$625pw  
**DOWNER**— 1 bed unit—\$375pw  
**HALL**— 4 bed house—\$720pw

### Properties currently for rent

**O'CONNOR**—5 bed house—\$690pw  
**MONCRIEFF**—5 bed house—\$720pw  
**DUNLOP**—4 bed house—\$580pw  
**NARRABUNDAH**—4 bed house—\$1,100pw  
**NGUNNAWAL**—3 bed townhouse— \$500pw  
**BRUCE**—3 bed unit—\$620pw  
**TURNER**—3 bed house—\$650pw  
**MACQUARIE**—2 bed unit—\$580pw  
**MAWSON**—2 bed d/occupancy—\$500pw  
**BRADDON**— 2 bed unit—\$590pw  
**DOWNER**— 1 bed duplex—\$320pw

## Sales News

September has continued at a similar pace to August with a constant flow of E-mails, phone and open home enquiries. This should lead to a busy last quarter for 2019.

We find buyer activity increases along with the warmer weather. The key months are October and November with buyers and sellers motivated by wanting to settle prior to Christmas.

Canberra is still in favour with interstate buyers, particularly mum and dad investors looking to purchase a investment property for their university children. Their enquiries start from now through to March next year.

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

- BELCONNEN—55/13 Chandler Street—EER 6**  
1 bed apartment with balcony—**\$279,950**
- BRADDON—717/17 Dooring Street—EER 6—1 bed apt. 1 car park in Valonia complex—\$340,000**
- BRADDON—42 Mort Street—Development site, 1,503m<sup>2</sup> 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 90m<sup>2</sup> approx. terrace—**\$595,000+**
- CAMPBELL—30/137 Blamey Crescent— EER 1—Top floor 1 bedroom unit with amazing views towards the city — \$275,000**
- CITY—1408/19 Marcus Clarke Street—EER 6—3 bed 2 ens.**  
1 bath apt. with unbeatable views over Canberra. **\$1.795M**
- CITY — 402/19 Marcus Clarke Street—2 bed ens. water views in 'The ApARTments' of New Acton —\$775,000**
- DICKSON—19 Moncrieff Street—EER 2—3 bed home, 2 living areas. RZ4 zone 762m<sup>2</sup> approx. block—\$1.1M+**
- DICKSON— 14/10 Randell Street—EER 4.5—Spacious 1 bed 1 bath apartment 50m<sup>2</sup> approx.—\$370,000**
- PAGE —Villaggio Sant' Antonio Retirement villas — spacious modern living, 3 bedroom ensuite villas**

## Feature Property

**EVATT—11/2 McClure Street**  
3 bedroom apartment set in a boutique development of only 20 North facing position with lovely tree outlook. Open plan living dining kitchen area opening onto large balcony- ideal for alfresco dining. Stroll to local shops - easy access to main roadways to Belconnen and City.

**EER 5.5**  
**\$450,00+**



## On the market soon

- RED HILL— 4 bedroom home 810m<sup>2</sup>**  
**WATSON— 3 bedroom home on cottage block**

## Development Opportunities

- 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

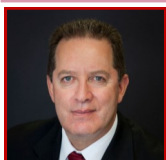
- CAMPBELL—30 Chowne Street— EER 3—3 bed home with separate studio backing Mt. Ainslie reserve—\$860,000**
- CHIFLEY—38 MacFarland Crescent—EER 1—3 bed home elevated block 793m<sup>2</sup> approx.—\$645,000**
- CUTRIN—28&30 Allan Street—Vacant development site 1,544m<sup>2</sup> RZ2 zoning 50% plot ratio, DA approved for 4 separate townhouses—UNDER OFFER**
- DICKSON—2/104 Dooring Street—EER 5.5—Spacious 3 bed, ens. 2 storey townhouse—\$855,000**
- DOWNER—15 Tardent Street—EER 0.0— Renovators opportunity 3 bed, bath home set on 812m<sup>2</sup> block. **\$823,000****
- FRANKLIN—27/307 Flemington Road—EER 5—2 bed 1 ens. top floor apt with 2 car parks—\$385,000**
- 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, 102m<sup>2</sup> approx. of living space—\$462,000**
- TURNER—15/25 Forbes Street—EER 5.5— 3 bed ens. apartment set in boutique development—\$590,000**
- 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****
- KALEEN—Unit 5 6 Gwydir Square—Commercial shop front unit—94m<sup>2</sup> approx. tenanted—\$363,000+ GST**
- WATSON—60/20 Federal Highway—EER 6.0— 3 bed ens. spacious apt. with large covered balcony—UNDER OFFER**

## Commercial properties for lease

- AINSLIE—3 Edgar Street— 88.5m<sup>2</sup> approx. + 10m<sup>2</sup> approx. Store— 1st floor in Ainslie shopping centre interconnecting door to 5 Edgar Street (Allowing for 166m<sup>2</sup> approx. + 10m<sup>2</sup> approx. Store**
- AINSLIE—5 Edgar Street— 88m<sup>2</sup> approx. + 10m<sup>2</sup> approx. store— 1st floor in Ainslie shopping centre. 4 separate offices and 2 divided by glass bi-fold doors.**
- AINSLIE—7 Edgar Street— 87m<sup>2</sup> approx. 1st floor in Ainslie Shopping centre 3 offices one full width ideal for meeting or function room.**
- BRADDON—42 Mort Street—Unit 5—211.5m<sup>2</sup> approx. open plan, contemporary styled 1st floor office premises.**
- BRADDON—42 Mort Street—Units 7&8—240m<sup>2</sup> approx. open plan office space, kitchenette, shower and toilet.**
- PHILLIP— Unit 1A/GF 43-57 Townshend Street—Shopfront premises on Townshend Street.**
- PHILLIP—111/43-57 Townshend Street—59.32m<sup>2</sup> approx. 1st floor renovated office**
- FYSHWICK 194 Gladstone street 308m<sup>2</sup> approx. Office warehouse and rear yard \$1000 pw + GST**

## 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 Samantha to arrange an appraisal. Ph: 02 6257 2700.



Peter Andrighetto Valuer, AAPI  
Principal. Licensee ACT & NSW  
peter@wrightdunn.com.au

[www.wrightdunn.com.au](http://www.wrightdunn.com.au)



Samantha Andrighetto  
Director. Licensed agent ACT & NSW  
samantha@wrightdunn.com.au