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www.wrightdunn.com.au



Holiday Closure

**Christmas & New Years
Closed Tuesday 25th,
December 2019**

**Re-opening: 9:00am 2nd
January 2020**

**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

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

We have been inundated with vacating tenants in the past few weeks. Consequently, there are a fair few properties available for rent. The market remains busy, however, with activity dropping off during the holidays and resuming its yearly plateau in mid-January. We are working overtime to guarantee extra showings, to secure leases quickly and to match the right tenant to each property.

Minor Maintenance... can turn into major maintenance

Following routine inspections, or during the course of the year, property managers may recommend minor maintenance to your property. In some cases they will organise the work and inform you, in other cases they will seek your permission. Although it may seem insignificant, neglecting minor maintenance can lead to more serious issues. We advise that you keep your home in good condition by conducting maintenance when necessary. This will ensure the satisfaction and longevity of your tenancies. If requested, please respond to your property manager in regards to maintenance as soon as possible.

Christmas Closedown

Please take note of our holiday close down period. During this time your tenants have an emergency maintenance procedure and tradesperson list, they also have access to Peter's mobile number if necessary.

Group houses

The bond office in the ACT no longer transfers bonds between tenants going in and out of an existing tenancy. We are finding it increasingly difficult to manage group houses with changing of tenants because we are not able to conduct a thorough final inspection with any existing tenants in place. In some cases, it is better for you as the owner and the property to deny a tenant's request to change a leaseholder (more so in a group house). This would mean that the tenants would be required to give ample notice of their intentions. At the moment, we intend to discuss this with you in person, on a case-by-case basis and with the thought to deny such requests in the future.

As always your feedback is welcomed.
Warm regards, Merry
Christmas and Happy New
Year !

Warm regards
Sam Andrighetto



Properties recently rented

AINSLIE—4 bed house—\$470pw
BELCONNEN—1 bed unit—\$390pw
DICKSON— 1 bed duplex—\$420pw
DICKSON—3 bed house—\$620pw
DICKSON—2 bed house—\$550pw
DOWNER—2 bed unit—\$450pw
CITY—1 bed unit—\$850pw
HACKETT—2 bed unit—\$370pw
HACKETT—3 bed house—\$700pw
HACKETT—5 bed house—\$500pw
KALEEN— 4 bed house—\$750pw
KALEEN—4 bed house—\$700pw
KAMBAH—2 bed t/house—\$400pw
KAMBAH—2 bed t/house—\$400pw
LYONS— 3 bed house—\$650pw
NARRABUNDAH—3 bed unit—\$570pw
O'CONNOR—2 bed unit—\$450pw
WATSON—2 bed unit—\$530pw
WATSON—2 bed unit—\$440pw

Properties currently for rent

BRADDON—3 bed unit—\$800pw
CAMPBELL—1 bed unit—\$355pw
CURTIN—2 bed house—\$500pw
DOWNER—3 bed house—\$600pw
FISHER—3bed house—\$490pw
HACKETT—2 bed t/house—\$450pw
HALL—2 bed t/house—\$550pw
HARRISON— 4 bed house—\$620pw
HIGGINS—3 bed house—\$520pw
HUGHES—3 bed t/house—\$480pw
LYONS—3 bed house—\$530pw
MAWSON—5 bed house—\$750pw
O'CONNOR—2 bed unit—\$410pw
O'CONNOR—4 bed house—\$550pw
PALMERSTON—3 bed t/house—\$500pw
PALMERSTON—2 bed t/house—\$430pw
PEARCE—1 bed—duplex—\$300pw

Sales News

Enquiry and inspections have kept pace with the last few months.

Activity and interest in established apartments has been strong with a number of Mum and Dad buyers looking to secure property for their children studying or working in Canberra.

I have negotiated 3 development sites ranging from \$1.825M—\$5.3M. The interest in these sites has proven the confidence developers have in the Canberra Market.

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

- BRADDON—717/17 Dooring Street—EER 6—1 bed apt. 1 car park in Valonia complex—\$320,000**
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—\$490,000.00
BRADDON—59/35 Torrens Street—EER 6—Modern one bedroom apartment fantastic location— \$410,000+
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 —\$750,000
DICKSON— 14/10 Randell Street—EER 4.5—Spacious 1 bed 1 bath apartment 50m² approx.—\$370,000
EVATT—11/2 McClure Street—EER 5.5—3 bed apt in boutique development—\$409,500
PAGE —Villaggio Sant' Antonio Retirement villas – spacious modern living, 3 bedroom ensuite villas

Commercial Sales

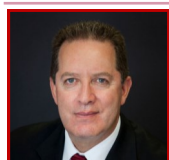
CITY—3/161 London Circuit—512m²
 Whole first floor office space.
 BARGAIN BUYING, MUST BE SOLD!
 Offers over \$550,000

On the market soon

AINSLIE—4 bed ensuite home
WATSON—2 bed ensuit unit 2 car spaces

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
WEETANGERA—7&9 Smith Street— EER 0.5 & 1.0— 4,707m²—DA approved allows for 14 t/houses, lease variation under old system—Negotiable



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

Sold/Under offer

- BRADDON—42 Mort Street—Development site, 1,503m² approx. —6-7 storey commercial and residential, CZ3 Zoning—\$5.3M**
CAMPBELL—30/137 Blamey Crescent— EER 1—Top floor 1 bed unit with amazing views towards the city —\$265,000
CAMPBELL—30 Chowne Street— EER 3—3 bed home with separate studio backing Mt. Ainslie reserve—\$860,000
CUTRIN—28&30 Allan Street—Vacant development site 1,544m² RZ2 zoning 50% plot ratio, DA approved for 4 separate t/houses—\$1.825M
LYNEHAM—18C/62 Wattle Street—EER 0.0—1 bedroom top floor corner positioned apartment—UNDER OFFER
RED HILL—14 Hicks Street—EER 1.5 4 bed brick home formal entry has large separate kitchen \$1.130M
TURNER—15/25 Forbes Street—EER 5.5— 3 bed ens. apartment set in boutique development—\$590,000
WATSON—60/20 Federal Highway—EER 6.0— 3 bed ens. spacious apt. with large covered balcony—\$341,000
WATSON—4 Whitmore Crescent—EER 5.5—3 bed single level residence set on a 214m2 easy care block —\$493,000

Commercial properties for lease

- AINSLIE—3 Edgar Street— 88.5m2 approx. + 10m2 approx. Store— 1st floor in Ainslie shopping centre interconnecting door to 5 Edgar Street (Allowing for 166m2 approx. + 10m2 approx. Store**
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.
AINSLIE—7 Edgar Street— 87m2 approx. 1st floor in Ainslie Shopping centre 3 offices one full width ideal for meeting or function room.
BRADDON—42 Mort Street—Unit 5—211.5m² 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— Unit 1A/GF 43-57 Townshend Street—Shopfront premises on Townshend Street.
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



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.



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