

Office Closures

We will be closed on
Monday 27 January
for Australia Day

And reopen
Tuesday 28 January
9:00am

Peter will be available if
required on
0418 623 352.

**Updating Contact
Details**

Don't forget to update any changes
to your contact details with us.
For changes please email
accounts@wrightdunn.com.au

**Referrals**

We love referrals!
Always happy to help
your family and friends
in managing their
properties.

**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 are now in the middle of our busiest time
of the year in property management with
students and families in particular looking to
settle prior to the new school year. Stock is
reduced and 3 or 4 bedroom properties are
scarce. The busy time means there are often
multiple applications for our available
properties but also allows for a good (and
often increase) market rent.

Storms

As you will probably be aware on Monday 20
January 2020 the Canberra region sustained
an incredible amount of damage during a hail
storm. We have been dealing with repairs
and insurance for properties that have been
damaged but there will also be minor
damage that we will learn about in the
coming months. We have sent an email to all
tenants asking them to check their properties
for damage (as we are only able to inspect
every 6 months) and to also allow us to
check their property if they are away on
holidays.

Gardens in the heat.. and Storms!!!

Our region has experienced not just the
hottest day on record but a succession of
extremely hot weather coupled by very little
rain, especially in early January. Followed by
an almighty hail storm and winds that caused
extensive damage to properties and stripped
gardens of plants.

The heat has already and will into the near
future have a major impact on gardens and
trees in rental properties and although in
most cases tenants are responsible for

ensuring the plants are watered they are also
in most cases responsible for paying for the
water consumption. This can sometimes
cause issues in relation to the financial cost
of maintaining a garden. Having said that it is
part of renting a property with a garden which
tenants are fully aware of when they take on
that responsibility.

In times like this we have the option to
incentivise tenants to help with the burden of
the extra time needed to water and the extra
cost involved, as an example this might be to
help with the water consumption cost.
If you are concerned about the garden in
your property, there are things we can do to
ensure they are maintained to a good
standard -

- Water resistant planting
- Install or improve/repair an irrigation
system
- Employ a regular gardener

The impact of the storms will be slowly
realised over the coming months through our
routine inspections and reports from tenants.
Please don't hesitate to contact me if you
have particular concerns about your garden,
I can work with your property manager and
your tenants to have a plan going forward.

As always your feedback is
welcomed.
Warm regards

Sam Andrighetto

**Properties recently rented**

CAMPBELL—1 bed unit—\$355pw
CURTIN—2 bed house—\$500pw
DOWNER—3 bed house—\$600pw
FISHER—3bed house—\$490pw
HIGGINS—3 bed house—\$520pw
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
LYONS—3 bed house—\$530pw
LYNEHAM—4 bed house —\$750pw
DOWNER —2 bed duplex— \$500pw

Properties currently for rent

BRADDON—3 bed unit—\$800pw
HACKETT—2 bed t/house—\$450pw
HALL—2 bed t/house—\$550pw
HARRISON— 4 bed house—\$620pw
MACQUARIE— 3 bed house —\$520pw
AINSLIE— 3 bed house — \$750pw
WATSON — 2 bed unit — \$380pw
GRIFFITH—2 Bed unit —\$450pw
SWINGER HILL—3 bed house- \$480pw
ARANDA— 3 bed duplex—\$520pw
DICKSON— 5 bed house— \$750pw

Sales News

Welcome to the New Year! Whilst the first 2 weeks in January 2020 were a little slow the last 2 weeks have been increasingly busy.

Sales enquiries and attendances at exhibitions have been encouraging with buyers eager to purchase prior to work placement, school start, university start and general relocation to Canberra.

I have had recent meetings with a few finance groups and can say the 3% housing loan is now the norm with expectations of future interest rate reductions towards the end of the first quarter.

I expect the Canberra market to follow other capital cities particularly Sydney which is experiencing a fast increase in prices since November 2019.

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—717/17 Dooring Street—EER 6—1 bed apt. 1 car park in Valonia complex—UNDER OFFER**
BRADDON—42 Mort Street—Development site, 1,503m² approx. —6-7 storey commercial and residential, CZ3 Zoning—\$5.3M
BRADDON—615/86-88 Northbourne Avenue—EER 6
 2 bed ens. apt. 2 car spaces—**UNDER OFFER**
CAMPBELL—30/137 Blamey Crescent— EER 1—Top floor 1 bed unit with amazing views towards the city —\$265,000
CUTRIN—28&30 Allan Street—Vacant development site 1,544m² R22 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—\$249,500
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—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

On the market soon

- AINSLIE—4 bedroom ensuite home**
BONYTHON— 4 bed ensuite home with family room
BRUCE— 3 bedroom ensuite 2 storey townhouse
DOWNER— 3 bedroom corner block home
KINGSTON— 2 bedroom ensuite apartment
O'CONNOR— 3 bedroom ensuite dual occupancy home

On the market

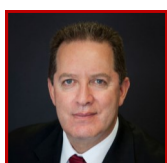
- BRADDON—512/74 Northbourne Avenue—EER 6**
 1bed apt. in Medina Serviced Apartments—**\$355,000**
BRADDON—59/35 Torrens Street—EER 6—Modern one bedroom apartment fantastic location— \$405,000
CITY—1408/19 Marcus Clarke Street—EER 6—3 bed 2 ens. 1 bath apt. with unbeatable views over Canberra. \$1.795M
CITY — 402/19 Marcus Clarke Street—2 bed ens. water views in 'The Apartments' of New Acton —\$740,000
DICKSON— 14/10 Randell Street—EER 4.5—Spacious 1 bed 1 bath apartment 50m² approx.—\$360,000
DICKSON—31 Majura Avenue Vacant development site RZ3 zoning 65% plot ratio, DA approved for 4 apartments with Basement Car Parking. —\$1,150,000+
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
WATSON—82/20 Federal Highway—EER 4.5—2 bed ens. apt. large living area only short walk to light rail—\$345,000+

Commercial Sales

- CITY—3/161 London Circuit—512m²**
 Whole first floor office space.
BARGAIN BUYING, MUST BE SOLD! - Negotiable

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
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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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