

Office Closures

We will be closed on
Monday 09 March 2020
for Canberra Day

And reopen
Tuesday 10 March 2020
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**

The market is slightly less frenzied
than the same time last year, this may be
something to do with some international
students being delayed from returning to
Australia. There are still groups looking for
accommodation but not nearly the
numbers we have seen previously.
Transport links are popular and we are
finding prospective tenants enquiring
about property close to the tram or bus
routes. A reminder that keeping your
property updated will often mean tenant
longevity and in most cases a better rental
return.

**Smoke alarms – if you have opted out
of service**

Reminder to our owners that have
chosen to opt out of our annual
subscription with Smoke Alarms Australia,
by opting out you have taken on the
responsibility and liability of the smoke
alarms in your property being complaint.
Please ensure that you have a system in
place to check the smoke alarm on an
annual basis. If you would like to opt in to
the service, please contact our office to
arrange.

Insurance

With the recent storms and the threat
of fires in the region insurance is once
again topical. This is a timely reminder to
check your insurance policy's fine print to
confirm that you are effectively covered.
We do recommend you pay your own
insurance (as we are unaware in most
cases of any changes to the policy
conditions or personal circumstances)
however if we are still paying your
premiums annually you will still need to

ensure you are effectively covered and
your policy is up to date.

**Insurance - if your property is part of a
body corporate—** Your body corporate
will have building insurance but they will
not cover the contents of your property
(carpets curtains etc). You will need to
organise this separately to your body
corporate

Landlord Policy – it is wise to have a
landlord policy that covers you in the
event of tenant malicious damage or for
loss of rent for example.

Tenants belongings – as owners you are
not responsible for insuring the tenant's
belongings. We recommend to all of your
tenants that they organise their owner
insurance to cover their belongings.

**Planning on returning to your
property?**

Please contact me directly as giving
notice can be complex. We recommend
having a strategy in place and working
together to ensure the best outcome. It is
recommended that there is a buffer
between your tenants vacating and you
moving in (just in case something
unexpected happens).

As always your feedback is welcomed.
Warm regards
Sam Andrighetto

**Properties recently rented**

HACKETT—2 bed t/house—\$450pw
HALL—2 bed t/house—\$550pw
HARRISON— 4 bed house—\$620pw
WATSON — 2 bed unit — \$370pw
GRIFFITH—2 Bed unit —\$450pw
SWINGER HILL—3 bed house- \$480pw
DICKSON— 5 bed house— \$750pw

Properties currently for rent

AINSLIE— 3 bed house — \$700pw
ARANDA— 3 bed duplex—\$520pw
DICKSON —1 bed house- \$400pw
WATSON —3 bed house- \$550pw
AINSLIE—3 bed house—\$650pw

Sales News

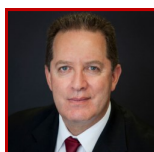
February 2020 as expected has been busy. We have had good results at auctions and achieved better than expected prices for our sellers.

Sales enquires, particularly E-mail enquires have been constant and depending on the property we can receive up to 20 enquiries a day.

Exhibitions have been busy with some properties having over 25 groups inspect on a Saturday.

I can not foresee any slow down in the Canberra market within the next 6 months.

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—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+**
- KINGSTON—58/53 Dawes Street—EER 6.0— 2 bed ens.**
spacious apartment in sought after development—**\$600,000+**
- 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—**\$340,000+**

- BRUCE— 5/5 Tauss Place—EER4.5- 3 bedroom ensuite 2**
storey townhouse—**Auction 29/02/2020 @ 11:00am**
- O'CONNOR— 15B Faunce Crescent—EER5.5—3 bed ens.**
dual occupancy home—**Auction 29/02/2020 @12:30pm**

On the market soon

- AINSLIE—4 bedroom ensuite home**
- LYNEHAM— 1 bedroom renovated unit**

Commercial Sales

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

Sold/Under offer

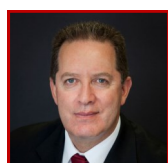
- BONYTHON— 70 Barr Smith Avenue—EER3.5 - 4 bed ensuite**
home with family room—**\$630,000**
- BRADDON—717/17 Dooring Street—EER 6—1 bed apt.1 car**
park in Valonia complex—**UNDER OFFER**
- BRADDON-42 Mort Street—Development site, 1,503m² approx.**
—6-7 storey commercial and residential, CZ3 Zoning—**\$5.3M**
- BRADDON—615/86-88 Northbourne Avenue—EER 6**
2 bed ens. apt. 2 car spaces—**\$487,500**
- 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 RZ2 zoning 50% plot ratio, DA approved for 4
separate t/houses—**\$1.825M**
- DOWNER— 46 Padbury Street—EER 1.0—3 bedroom corner**
block home—**\$915,000**
- EVATT—11/2 McClure Street—EER 5.5—3 bed apt in boutique**
development—**UNDER OFFER**
- 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 St. **LEASED**
- 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

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 varia-
tion under old system—**Negotiable**



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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.

www.wrightdunn.com.au



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