



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

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

Rental enquiry has dropped off dramatically as we head for the cooler months and uncertain times. However, we are seeing small numbers of prospective tenants attend almost all exhibitions and we are also conducting private showings when required.

Changing and uncertain times...

I am sure between writing and publishing this newsletter there will be changes to the status quo with the Coronavirus situation.

We have adapted some of our practices within our office and also more importantly when dealing with tenants, prospective tenants and maintenance contractors. We have already seen communication from tenants, particularly students with casual employment, state they are unable to meet their rental payment obligations. This will be handled case by case and we will contact you if your tenants contact us or they default on their rental payments.

Routine Inspections have been temporarily suspended.

We initially decided to continue with routine inspections however, due to tenant concerns and cancellations we have decided to suspend all routine inspections for a month and then re-asses.

All inspections are being handled case by case and we will discuss maintenance with the tenants of the suspended inspections.

We will conduct an external inspection of houses when necessary.

Exhibitions & Final Inspections

It is difficult not to show houses when they become available we are therefore just changing practices in terms of hygiene when showing houses and conducting final inspections.

Garden growth

Being consistent with the unusual start to the year we are now concerned about the fast level of garden growth and tenants being able to keep up the demand for gardening. Our property managers are only able to inspect properties every 6 months but we do give the tenants a reminder if we drive past and see the gardens need attending to.

Payment of rent

We do expect tenants to default on some rental payments or request a rent reduction during this time. You will be contacted on a case by case basis to allow us to act in your best interest.

As always your feedback is welcomed.

Warm regards
Sam Andrighetto



Properties recently rented

ARANDA— 3 bed duplex—\$520pw
DICKSON— 5 bed house— \$750pw
DICKSON —1 bed house- \$400pw
GRIFFITH—2 Bed unit —\$450pw
HACKETT—2 bed t/house—\$450pw
HALL—2 bed t/house—\$550pw
HARRISON— 4 bed house—\$620pw
SWINGER HILL—3 bed house- \$480pw
WATSON — 2 bed unit — \$370pw

Properties currently for rent

AINSLIE—3 bed house- \$630pw
AINSLIE—3 bed house- \$795pw
BRADDON—2 bed unit- \$600pw
CAMPBELL— 1 bed unit- \$420pw
DICKSON—3 bed house—\$650pw
LYNEHAM— 1 bed unit— \$350pw
RICHARDSON-3 bed house-\$500pw
WATSON— 3 bed house- \$600pw
WATSON- 3 bed house—\$525pw
WATSON—2 bed house- \$600pw
WATSON— 1 bed unit- \$300pw

Sales News

The COVID-19 has put us in uncertain times. Lots of mixed messages from all parts of the business and Government sectors.

Its proving hard to get a handle on things as the situation and advice changes daily.

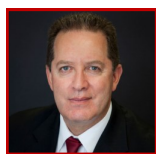
There is no way to soften what will probably be the worst period of time in 100 years for Australian businesses and tenants.

However, enquiries and inspections this week (23 March 2020) has been positive as live-in buyers are wanting to take advantage of low interest rates now rather than wait for COVID-19 to pass.

I hope that we get to the end of restrictions by May 2020 and that you and your family stay safe & well.

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

- BONYTHON—70 Barr Smith Avenue—EER3.5** - 4 bed ensuite home with family room—**\$630,000**
- BRADDON—717/17 Doorring Street—EER 6**—1 bed apt.1 car park in Valonia complex—**\$315,000**
- 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**
- BRUCE—5/5 Tauss Place—EER4.5**- 3 bedroom ensuite 2 storey townhouse—**\$665,000**
- CUTRIN—28&30 Allan Street**—Vacant development site 1,544m² R22 zoning 50% plot ratio, DA approved for 4 separate t/houses—**\$1.825M**
- DOWNER—46 Padbury Street—EER 1.0**—3 bedroom corner block home—**\$915,000**
- KINGSTON—58/53 Dawes Street—EER 6.0**—2 bed ens. spacious apart. in sought after development—**UNDER OFFER**
- WATSON—82/20 Federal Highway—EER 4.5**—2 bed ens. apt. large living area only short walk to light rail—**UNDEROFFER**

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, kitchen, shower and toilet.
- PHILLIP—Unit 1A/GF 43—Townshead Street—Shopfront** premises on Townshead Street
- PHILLIP—111/43-57 Townshead Street—59.32m² approx.** 1st floor renovated office
- FYSHWICK 194 Gladstone Street 308m² approx.** Office warehouse and rear yard \$1000 pw + GST

Development Opportunities

For Sale

- 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—**\$3.7M+**

Expressions of Interest

- LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0**—2 approved 4 bed ensuite dual occupancy development sites—**Expressions of interest closing 31/03/202 @3:00pm.**

For Sale

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—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 apartment in boutique development—**\$409,500**
- LYNEHAM—13C/62 Wattle Street—EER 0.0**—1 bedroom renovated top corner positioned unit—**\$259,950**
- O'CONNOR—15B Faunce Crescent—EER5.5**—3 bed ens. dual occupancy home—**\$1,150,000+**
- PAGE—Villaggio Sant' Antonio Retirement villas** – spacious modern living, 3 bedroom ensuite villas

On the market soon

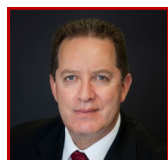
- AINSLIE—82 Ebdon Street—EER 2.0**

Commercial Sales

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

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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