



On the 31st of March we changed our internet network over to the NBN. Consequently all staff were unable to access email for 24 hours due to a network error during the change over.

If you have made contact with us during this time and have not heard back please contact our office.

Keep Well!

On behalf of all the staff at Wright Dunn Real Estate we hope that during these challenging times you are safe and well.

If there is any way we can assist you please contact our office.



Referrals

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



Heater Service

If you think your heater needs a service, please email your property manager. It's a great idea to do this before it gets too cold!

Property Management News

Market update – showing rental properties

In this ever-changing environment, prospective tenants may view a rental property by private showing only. We are organising either a one-off showing for individuals, or in the case of multiple people, one- after- another so no more than one group is allowed through a property at a time. We are attempting, where possible, to get prospective tenants through the property on the day of the enquiry or as soon as possible after the enquiry to minimise vacancy times.

It is completely understandable for there to be some concern about COVID-19 from existing tenants of rental properties when multiple people attend for inspection. In this case we are providing sanitizer and gloves and asking people not to touch anything. We will also prepare the property with doors open and lights on, having as less impact as possible on the existing resident.

We are experiencing a slower market due to the current conditions and we have quite a few properties on the rental market. Having said that enquiry is still steady and we are working hard to rent available properties to prevent large vacancy periods. Some price adjustment may be required or if you are financially able, it may be a good time to do a bit of upgrading during any vacancy period.

Tenant arrears – COVID -19

As expected, we have been contacted by some tenants concerned about rental payments after having lost work or hours being reduced. We have been working internally to streamline how we deal with the crisis, however, we do believe the best way to handle it is on a case -by- case basis. There are unique circumstances for each tenant and landlord, and we are very mindful that not all landlords are in a position to be able to offer a free rental period.

In our discussions with your tenants we make sure we are empathic and understanding, but

we also direct them to the Government relief on offer or relief through their employer in the form of JobKeeper in the first instance. For tenants who qualify, relief is in place to cover basic needs such as food, rent & bills. There are some cases such as non-resident workers where they may not qualify for relief through the Government or their employer.

We are asking tenants where they are struggling, to commit to a payment plan of what they are able to pay. You will be contacted by your property manager if your tenant falls into hardship to discuss the individual situation.

Sadly, we have had a few cases where tenants have not fallen into hardship and their circumstances have not changed, but are just asking for a rental discount because they think they can. For this reason, we feel that we need to ask the tenants to provide details on their situation and in some cases, proof of the hardship they are experiencing.

We all need to work together to keep our tenants housed but also to keep your bills paid. The ACT Government has announced some relief for landlords—

<https://www.covid19.act.gov.au/economic-support/economic-survival-package/families-and-households#Residential-tenancy-relief->

<https://treasury.gov.au/coronavirus/households>

The landscape is changing daily and we will ensure, to the best of our ability, that we are aware of the changes as they come into play.

As always, your feedback is welcomed.

Warm Regards
Sam Andrighetto



Properties recently rented

AINSLIE—3 bed house- \$600pw
BRADDON—2 bed unit- \$600pw
BRADDON— 1 bed unit—\$450pw
GUNG AHLIN—3 bed townhouse —\$500pw
LYNEHAM— 1 bed unit— \$350pw
NGUNNAWAL—3 bed townhouse - \$450pw
QUEANBEYAN—2 bed unit— \$420pw
RICHARDSON-3 bed house-\$500pw
WATSON- 3 bed house—\$525pw
WATSON— 1 bed unit- \$280pw
WATSON—2 bed house- \$450pw
WATSON—3 bed house- \$550pw

Properties currently for rent

AINSLIE—3 bed house-\$700pw
CAMPBELL— 1 bed unit- \$400pw
DICKSON—3 bed house—\$550pw
HACKETT—2 bed unit—\$360pw
LYNEHAM —2 bed unit—\$450pw
WATSON—3 bed unit- \$450pw
WATSON— 2 bed unit- \$450pw

Sales News

The impact of COVID-19 social distancing is causing some issues in the market place.

Whilst the serious buyers are still inspecting properties by appointment, a lot of buyers are waiting for COVID-19 to finish.

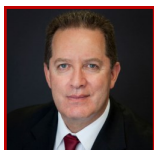
I prefer inspections by appointment as you have more time with the buyers and sell the property to them rather than take names and numbers at exhibitions.

I expect that the stock of properties for sale will reduce during winter months subject to COVID-19 which may cause prices to rise as buyers compete for fewer properties.

Interest rates are now down to the early 2% mark and with fewer properties on the market, my expectation is that prices will rise or at least stay stable for 2020.

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



Feature Property



AINSLIE—82 Ebdon Street—EER 2.0

Exceptional architect designed 4 bedroom ensuite residence, set on 1,017m² block overlooking Hoddle Gardens and only a short stroll to the Ainslie Shops.

Features: Double garage with rear drive through. Architectural landscaped gardens, central private courtyard entertainment area. North aspect to living and extension area. Superb Ainslie area.

Expressions of Interest closing 5 May 2020 @ 3:00pm

On the market soon

DICKSON—5 blocks RZ3 zoning 3,379m²

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—\$3.7M+

LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0— 2 approved 4 bed ensuite dual occupancy development sites—Negotiable

Commercial Sales

CITY—3/161 London Circuit—512m²

Whole first floor office space.

BARGAIN BUYING, MUST BE SOLD! - Negotiable

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—2&6/14 Lonsdale Street— Shop front on the fabulous Lonsdale Street 111m² plus two carparks.

FYSHWICK 194 Gladstone Street 308m² approx. Office warehouse and rear yard \$1000 pw + GST

For Sale

Auction

On the market

BRADDON—512/74 Northbourne Avenue—EER 6

1bed apt. in Medina Serviced Apartments—\$355,000

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+

LYNEHAM—13C/62 Wattle Street—EER 0.0—1 bedroom renovated top corner positioned unit—\$250,000

PAGE —Villaggio Sant' Antonio Retirement villas – spacious modern living, 3 bedroom ensuite villas

SCULLIN— 137 Ross Smith Crescent—EER0.0

3 bedroom ensuite home in great location.

ONLINE AUCTION Saturday 23/05/2020 @ 11:00am



Sold/Under offer

BONYTHON— 70 Barr Smith Avenue—EER3.5 - 4 bed ensuite home with family room—\$630,000

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 DA approved for 4 separate t/houses—\$1.825M

DOWNER— 46 Padbury Street—EER 1.0—3 bedroom corner block home—\$915,000

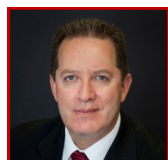
KINGSTON—58/53 Dawes Street—EER 6.0— 2 bed ens. spacious apart. in sought after development—\$560,000

O'CONNOR— 15B Faunce Crescent—EER5.5—3 bed ens. dual occupancy home—UNDER OFFER

WATSON—82/20 Federal Highway—EER 4.5—2 bed ens. apt. large living area only short walk to light rail—\$332,500

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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