

"Making the right moves in selling and renting"

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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**

Since our last update, we are continuing to see students looking for properties to rent, particularly houses with 3 or 4 bedrooms close to transport or the ANU/University of Canberra. As reported in the press we have seen a minor decrease in property for rent in areas where there are a lot of choice for prospective tenants, however overall rents have remained steady and, in some cases, have increased. Luckily, we are not seeing the vacancy rates they have seen in Sydney.

Covid-19

We are steadily working with ACT Revenue to offer relief for those owners who are out of pocket due to Covid-19. If you have offered a 25% discount in rent to your tenant you will be eligible for some relief in the form of credit on your land tax. If you have offered a deferment of rent, allowing the tenant to go into arrears which they will slowly pay off, you will not be eligible for the relief. If you have any questions or concerns, please do not hesitate to contact your property manager.

Updating/renovating

Your investment property will require some upgrades from time to time. It might also be a good idea to consider the replacement of items such as carpets, window furnishing and ovens etc. Keeping your property in good condition doesn't necessarily add value in terms of rental return (although it can), but it certainly adds to the 'rentability' of the property and aids in the longevity of the tenant you have. If you would like to talk to your property manager about some renovation or update, please don't hesitate.

Internal Audit

We are conducting internal audits and will soon be emailing to ask if there is anything you feel has been unanswered or is outstanding. As always, feedback is welcome.



Warm regards
Sam

Properties recently rented

AINSLIE —4 bed house—\$850pw
BRADDON—1 bed unit—\$450pw
BRADDON—1 bed unit—\$430pw
BRUCE—3 bed house—\$650pw
CAMPBELL—2 bed house—\$650pw
CAMPBELL—1 bed unit—\$340pw
DOWNER—3 bed house—\$560pw
GIRALANG—2 bed house—\$520pw
HARRISON—4 bed house—\$600pw
TORRENS—4 bed house—\$760pw
WATSON — 3 bed unit — 450pw
WATSON—3 bed house—\$550pw

Properties currently for rent

AINSLIE—3 bed unit—\$760pw
AINSLIE—4 bed house—\$700pw
BRADDON— 1 bed unit—\$550pw
BONYTHON—3 bed duplex—\$490pw
BRUCE— 1 bed unit —\$380pw
CURTAIN—2 bed unit—\$400
HACKETT— 2 bed unit—\$390pw
HALL—2 bed townhouse—\$550pw
LYONS— 3 bed house- \$550pw
MACGREGOR—4 bed house—\$650pw
NGUNNAWAL—3 bed t/house—\$480pw
WARAMANGA—2 bed t/house—\$520pw

Sales News

We are still amazed at the constant enquiries and eagerness of buyers in the Canberra market.

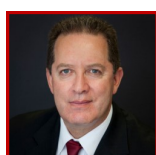
I cannot foresee the market hesitating in the next quarter. Buyers are taking advantage of interest rates around 2.2%—2.5% especially the first home buyers.

It may be the case that as buyers are not travelling as much they are reinvesting and upgrading their properties.

I expect investors to have stronger presence in the market as Canberra rents have held and increased throughout Canberra.

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 6.0**
1bed apt. in Medina Serviced Apartments—**\$355,000**
- BRADDON—822/74 Northbourne Avenue—EER 6.0—**
Spacious 2 bed ens. apart. in the heart of the city—**\$490,000**
- CITY — 402/19 Marcus Clarke Street—2 bed ens. water views**
in 'The Apartments' of New Acton —**\$735,000**
- PAGE —Villaggio Sant' Antonio Retirement villas** – spacious
modern living, 3 bedroom ensuite villas.

Development Opportunities

- 87-95 Cowper Street, DICKSON— Development site of 5**
blocks 3,379m² approx. land area. RZ3 Zoning allows 2
storey apartment or t/house development - subject to
development controls. 65% plot ratio.
To be sold in one line. \$5.2M
- 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—1,673m²**
total—RZ2 zoning. Development opportunity—**\$1.47M**
- LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0— 2 approved 4**
bed ensuite dual occupancy development sites— \$1.7M

On the market soon

- DICKSON—Development site—2 blocks RZ4**
- NARABUNDAH— 2 bed full brick semi-detached home.**

Sold/Under offer

- AINSLIE 132 Duffy Street—EER 2.0** Upgraded 3 bed home on
reserve side with great outlook. **\$1.05M**
- AINSLIE—82 Ebdon Street—EER 2.0—** Architect designed 4
bed ensuite home set on 1,017m² block—**\$1.5M**
- BRADDON—606/17 Dooring Street—EER 6.0— 2 bed ensuite**
executive apartment in 'Valonia' complex—**\$465,000**
- 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 RZ2 zoning 50% plot ratio, DA approved for 4
separate t/houses—**\$1.825M**
- DICKSON— 14/10 Randell Street—EER 4.5—**Spacious 1 bed 1
bath apartment 50m² approx.—**\$350,000**
- KINGSTON—58/53 Dawes Street—EER 6.0— 2 bed ens.**
spacious apart. in sought after development—**\$560,000**
- LYNEHAM—13C/62 Wattle Street—EER 0.0—1 bedroom**
renovated top corner positioned unit—**\$246,500**
- O'CONNOR— 15B Faunce Crescent—EER5.5—3 bed ens. dual**
occupancy home—**\$1,150,000**
- SCULLIN—137 Ross Smith Crescent—EER 0.0— 3 bedroom**
home in need of work—**\$530,000**
- WATSON—74/20 Federal Highway—EER 6.0—**Top floor apt
lovely outlook. 2 bed ens plus 2 carparks.—**\$376,000**
- WATSON—82/20 Federal Highway—EER 4.5—2 bed ens. apt.**
large living area only short walk to light rail—**\$332,500**
- WATSON—129/20 Federal Highway—EER 6.0—2 bed ens. apt**
sunny outlook. 2 car parks + store room. **UNDER OFFER**
- WEETANGERA—7&9 Smith Street— EER 0.5 & 1.0—**
4,707m²—DA approved allows for 14 t/houses, lease variation
under old system—**\$3.6M**

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 **LEASED**
- AINSLIE—7 Edgar Street— 88.5m² approx.** 1st floor in Ainslie
Shopping centre 3 offices, full width ideal for meeting or
function room. **LEASED**
- AINSLIE—9 Edgar Street—62m² approx.—**1st floor in Ainslie
shopping centre 3 offices, separate toilet and kitchenette.—
\$445pw + GST.
- BRADDON—2&6/14 Lonsdale Street— 111m² approx.—2**
linked units on Lonsdale Street shopfront—**\$5,550pcm**
- FYSHWICK 194 Gladstone Street 308m² approx.** Office
warehouse and rear yard **\$1000 pw + GST**
- PHILLIP—112/43-57 Townshend Street—29m² approx. —**
First floor office or massage/ therapist room or other—
\$175pw + GST

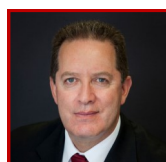
Commercial Sales

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

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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