

"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**Happy EOFY**

It's hard to believe another financial year has gone by, the past few months have been challenging for many, however for the most part Canberra and the surrounding regions have been fortunate.

You will receive your complimentary EOFY report with the June statement, please scroll down past the EOFY report to see your monthly statement.

Market Update

We are seeing a busier rental market, especially with students slowly trickling back into town, properties are renting faster and we are receiving multiple applications for most properties. Open homes are essentially back to normal with slight changes in protocol due to COVID-19.

Routine Inspections

We abandoned routine inspections for a few months, keeping in touch with tenants in regards to any maintenance issues or due to any concerns we have about property care. Routine inspections operating back to normal now with slight changes to our procedures ensuring tenants are well and having basic systems in place such as hand sanitizing prior to entering a property.

Heating

As always, this time of year heating is the main topic of conversation... Having efficient heating (and cooling) in your property will add value, value in terms of rental return but more so longevity as your tenants will be more comfortable and be less likely to move.

Wood Heater Replacement Scheme

If you have an old wood heater in your home and would like to take the opportunity to receive a rebate to install ducted heating or a split system, please see the link below.

<https://www.actsmart.act.gov.au/what-can-i-do/homes/wood-heater-replacement-program>

As always your feedback is welcomed.

Warm regards
Sam Andrighetto

**Properties recently rented**

AINSLIE— 3 bed house- \$700pw
BRADDON—1 bed t/house- \$460pw
DICKSON— 3 bed house— \$480pw
CAMPBELL— 1 bed unit- \$350pw
DICKSON —3 bed house- \$550pw
FRANKLIN— 1 bed unit—\$350pw
GUNGAHLIN -2 bed unit— 450pw
HACKETT—2 bed t/house—\$360pw
ISAACS— 5 bed house-\$900pw
LYNEHAM- 2 bed unit -\$430pw
LYONS— 3 bed unit -\$550pw
NGUNNAWAL-3 bed T/house- 450pw
WATSON— 2 bed house- \$550pw
WATSON- 3 bed house—\$525pw
WATSON — 3 bed unit — 450pw

Properties currently for rent

BONYTHON —3 bed duplex-\$500pw
BRADDON-1 bed unit- \$450pw
BRADDON-1 bed unit— \$450pw
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
NGUNNAWAL-3 bed townhouse-\$480pw
O'CONNOR— 4 bed house-\$850pw
TORRENS-4 bed house-\$760pw
WATSON-3 bed house-\$550pw
WARAMANGA-2 Bed townhouse-\$520pw

Sales News

Whilst we are still getting through COVID-19 the Canberra Market has been surprisingly busy. Apartment buyers have been very active and we have sold several apartments that have been on the market for a while.

Now that social distancing restrictions are starting to ease (strictly adhering to the one person per four square meter rule) we are finding more buyers turning up to open homes.

Stock numbers of properties for sale are currently low in Canberra, this will cause a price shift up and as we head towards the end of the third quarter.

This year I expect Canberra housing to increase in price through to the end of 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

132 Duffy Street, AINSLIE

Sought after location in Duffy Street. Upgraded 3 bedroom residence on reserve side with great outlook. Short walk to gateway to Mt Ainslie Reserve and walk or ride to Ainslie Shopping Centre. Freshly painted throughout. Newly polished timber floors. New Kitchen. **All the hard work done - move in relax and enjoy the lifestyle environment of living in Duffy Street.**



Auction on site Saturday 4 July 2020 @ 11:00am

Sold/Under offer

- 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—82/20 Federal Highway—EER 4.5—** 2 bed ens. apt. large living area only short walk to light rail—**\$332,500**
- 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—80m² approx. + 10m² approx. Store—** 1st floor in shopping centre interconnecting door to 5 Edgar Street (Allowing for 166m² approx. + 10m² approx. Store **LEASED**)
- 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—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**

On the market

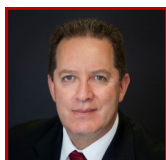
- BRADDON—512/74 Northbourne Avenue—EER 6.0**
1bed apt. in Medina Serviced Apartments—**\$355,000**
- BRADDON—822/74 Northbourne Avenue—EER 6.0—**
Spacious 2 bed ens. apart. in the heart of the city—**\$490,000**
- CITY — 402/19 Marcus Clarke Street—**2 bed ens. water views in 'The Apartments' of New Acton —**\$740,000**
- PAGE —Villaggio Sant' Antonio Retirement villas —** spacious modern living, 3 bedroom ensuite villas
- WATSON—74/20 Federal Highway—EER 6.0—**Top floor apt with lovely outlook. 2 bed ens plus 2 carparks.—**\$370,000+**
- WATSON—129/20 Federal Highway—EER 6.0—**2 bed ens. apt with sunny outlook. 2 car parks + store room. **\$370,000+**

Commercial Sales

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

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.**
- 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—**Negotiable**
- LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0—** 2 approved 4 bed ensuite dual occupancy development sites—**\$1.7M**



Peter Andrighetto Valuer, AAPI
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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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