



On Monday 25 May 2020 we had a few issues with our computer systems which took until Friday 29 May 2020 to sort out leaving our staff with limited access to our software and e-mails. If you have not received your monthly statement or a reply to your e-mail enquiry please contact our office.

### Updating Contact Details

Don't forget to update any changes to your contact details with us. For changes please email [accounts@wrightdunn.com.au](mailto: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](mailto:accounts@wrightdunn.com.au)

## Property Management News

### The good news...

At last we are able to conduct open homes for rental properties (with COVID-19 protocols in place), this is a positive sign that things are starting to get back to normal as we see potential tenants attending exhibitions and applying for properties. During the period that we were unable to have exhibitions; we were conducting private showings with extra measures in place attending occupied properties.

We hope to see students come back to Canberra once the Universities open up in the coming weeks, we found many students have returned home to family while studying remotely. This will hopefully create a buzz around the rental market again.

We have recommenced routine inspections, explaining our protocols to the tenants and in most part we are not seeing too many issues in terms of tenants allowing access. There are some delays if tenants are unwell we are unable to attend, and we are still experiencing some reluctance and apprehension from tenants when it comes to entering people's homes.

Some owners where necessary have been able to assist their tenants with some kind of rent relief and we are working on each situation individually to apply in turn for government relief for those owners.

We have only made contact with owners on a case by case basis, if you haven't been contacted this will mean we have not received communication from your tenant that they are financially struggling to pay rent. If you would like any information or advice, please don't hesitate to make contact.

### Some helpful links to relief information – COVID 19

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

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

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

**HARRISON**-4 bed house-\$600pw  
**TORRENS**-4 bed house-\$760pw  
**BRUCE**-3 bed house-\$700pw  
**GIRALANG**-2 bed house-\$520pw  
**CAMPBELL**-2 bed house-\$650pw  
**BRADDON**-1 bed unit– \$450pw  
**CAMPBELL**-1 bed unit- \$340pw

## Sales News

**W**hilst 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.

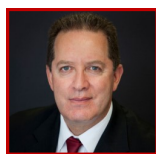
Now that social distancing restrictions are starting to ease (allowing 20 persons at one time and strictly adhering to the one person per four square meter rule) we are finding more buyers turning up to open homes.

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



**87-95 Cowper Street, DICKSON**  
**Development site of 5 blocks 3,379m<sup>2</sup> approx. land area.**  
 RZ3 Zoning allows 2 storey apartments or townhouse development - subject to development controls. 65% plot ratio. A rare opportunity to purchase a row of 5 residences in the heart of Dickson. Short stroll to schools and Dickson shopping precinct. **To be sold in one line**  
**Expressions of Interest Close Thursday 26/06/20 @ 3:00pm**

## Sold/Under offer

- BRADDON—606/17 Dooring Street—EER 6.0—** 2 bed ensuite executive apartment in 'Valonia' complex—**UNDER OFFER**
- BRADDON—717/17 Dooring Street—EER 6—** 1 bed apt. 1 car park in Valonia complex—**\$315,000**
- BRUCE— 5/5 Tauss Place—EER4.5-** 3 bedroom ensuite 2 storey townhouse—**\$665,000**
- CUTRIN—28&30 Allan Street—** Vacant development site 1,544m<sup>2</sup> 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 50m<sup>2</sup> approx.—**UNDER OFFER**
- 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—**UNDER OFFER**
- 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—** 4,707m<sup>2</sup>—DA approved allows for 14 t/houses, lease variation under old system—**UNDER OFFER**

## Commercial properties for lease

- AINSLIE—3 Edgar Street—5m<sup>2</sup> approx. + 10m<sup>2</sup> approx.**  
**Store—** 1st floor in shopping centre interconnecting door to 5 Edgar Street (Allowing for 166m<sup>2</sup> approx. + 10m<sup>2</sup> approx. Store **Under Offer**)
- AINSLIE—5 Edgar Street—2 approx. + 10m<sup>2</sup> approx.**  
**store—** 1st floor in shopping centre. 4 separate offices and 2 divided by glass bi-fold doors. **LEASED**
- AINSLIE—7 Edgar Street— 87m<sup>2</sup> approx.** 1st floor in Ainslie Shopping centre 3 offices one full width ideal for meeting or function room.
- BRADDON—2&6/14 Lonsdale Street— 111m<sup>2</sup> approx.—** 2 linked units on Lonsdale Street shopfront—**\$5,550pcm**
- FYSHWICK 194 Gladstone Street 308m<sup>2</sup> approx.** Office warehouse and rear yard \$1000 pw + GST
- PHILLIP—112/43-57 Townshend Street—29m<sup>2</sup> approx. —** First floor office or massage/ therapist room or other— \$175pw + GST

For Sale

## On the market

- AINSLIE—82 Ebdon Street—EER 2.0—** Architect designed 4 bed ensuite home set on 1,017m<sup>2</sup> block—**\$1,6M+**
- 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

## On the market soon

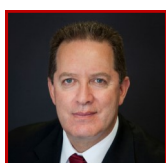
- AINSLIE—Updated 3 bedroom home**
- WATSON—2 bedroom ensuite apartment**
- WATSON—2 bedroom ensuite apartment**

## Commercial Sales

- CITY—3/161 London Circuit—512m<sup>2</sup>**  
 Whole first floor office space.  
**BARGAIN BUYING, MUST BE SOLD! - Negotiable**

## 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**
- 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  
 Principal. Licensee ACT & NSW  
 peter@wrightdunn.com.au

## 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.



Samantha Andrighetto  
 Director. Licensed agent ACT & NSW  
 sam@wrightdunn.com.au

[www.wrightdunn.com.au](http://www.wrightdunn.com.au)