

"Making the right moves in selling and renting"

13 Edgar Street,
PO Box 4008
Ainslie, ACT 2602

Phone: 02-6257 2700
Fax: 02-6257 4598

www.wrightdunn.com.au

Email:
sales@wrightdunn.com.au

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**

We are in a period of high turnover; tenants are giving notice so there is quite a bit of movement and we are renting them fairly quickly in most cases. We are seeing lots of prospective tenants turning up at each exhibition. Rents are remaining steady and the market is increasing in some areas.

COVID-19

We still feel quite fortunate compared to other states. We are trying to remain vigilant in regards to dealing with the public and we are ensuring Covid protocols are in place. In most cases, tenants are happy for us to enter homes for routine inspections and for the most part we are back to "business as normal."

Wild Weather & Garden Growth

Rain, more rain, some wind, snow and frost... has been wet and wild these past weeks and pretty cold as well. We haven't had much damage reported overall which is wonderful.

With the wet weather promoting some extra garden growth over this period, property managers will remind tenants where necessary to maintain the gardens.

Water reimbursements

Reminder if you would like water consumption reimbursement and you pay your own water invoices, they need to be sent to us as soon as they are paid so we can invoice the tenants for the consumption portion. Alternatively, you can have a copy sent to our office, or we can take on the payments if you prefer.

2020/21 Expenditure

If you would like to plan some renovation or extra spending for the 20/21 financial year, this is a good time to speak to your property manager in order to start the quotation process.

Feedback

You should have received your email regarding feedback, please don't hesitate to contact me should you feel necessary. Our first priority is to provide the best property management service possible. We strive to care for your properties as though they were our own and we do our best to work with the staff daily and we are involved in each and every facet of the management process.



Warm regards
Sam

Properties recently rented

BONYTHON—3 bed duplex—\$490pw
BRUCE—3 bed house—\$650pw
BRUCE— 1 bed unit —\$380pw
CAMPBELL—2 bed house—\$650pw
CAMPBELL—1 bed unit— \$340pw
DOWNER—3 bed house—\$560pw
GIRALANG—2 bed house—\$520pw
HACKETT— 2 bed unit—\$390pw
HALL—2 bed townhouse—\$550pw
HARRISON—4 bed house—\$600pw
LYONS— 3 bed house- \$550pw
NGUNNAWAL—3 bed t/house—\$480pw
TORRENS—4 bed house—\$760pw
WARAMANGA—2 bed t/house—\$520pw
WATSON — 3 bed unit — 450pw
WATSON—3 bed house—\$550pw

Properties currently for rent

ACTON— 1 bed unit- \$460pw
AINSLIE—2 bed unit—\$550pw
BRADDON— 2 bed unit—\$500pw
BRADDON—2 bed unit- \$580pw
BRADDON— 2 bed unit- \$360pw
DOWNER—2 bed unit- \$500pw
NEW ACTON— 2 bed unit- \$1000pw
MACGREGOR—4 bed house—\$590pw
WATSON—2 bed townhouse—\$460pw

Sales News

August 2020 has continued the surge of activity during July 2020.

Every new listing brings a lot of enquiries and good attendance at exhibitions.

There seems to be stability in the Canberra market which means buyer confidence is high.

Buyers appear to be happy to pay that little bit extra to secure a property.

Developers are also becoming active especially in Inner North & Woden areas of Canberra as new townhouses are selling from \$1M—\$1.5M

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—18/60 Lowanna Street—EER 6.0**—1 bedroom courtyard apartment, split level design—**\$399,500**
- 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—**\$480,000**
- CITY — 402/19 Marcus Clarke Street—EER 4.0**—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.

AUCTION

- MACGREGOR—7 Hayward Street—EER 0.5**—Renovators special! 3 bedroom ensuite home, double garage and workshop under. 1,022m² block, great rear views, this is your next renovation project!
AUCTION 19 September 2020 @ 11:00am on site.

On the market soon

- BARTON**— 2 bedroom apartment with lake views.

Would you like to know the value of your property?

Call Peter any time for a friendly chat.

02 6257 2700

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**
- DICKSON— 14/10 Randell Street—EER 4.5**—Spacious 1 bed 1 bath apartment 50m² approx.—**\$350,000**
- 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. **UNDER OFFER**
- NARRABUNDAH—9 Frome Street—EER 2.0**—North facing 2 bed brick cottage home set on 613m² block—**\$905,000**
- WATSON—74/20 Federal Highway—EER 6.0**—Top floor apt lovely outlook. 2 bed ens plus 2 carparks.—**\$376,000**
- WATSON—129/20 Federal Highway—EER 6.0**—2 bed ens. apt sunny outlook. 2 car parks + store room. **\$374,000**
- 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 Ainslie Shopping centre interconnecting door to 5 Edgar Street (Allowing for 166m² approx. + 10m² approx. Store) **LEASED**
- AINSLIE—7 Edgar Street— 100m² approx.** 1st floor in Ainslie Shopping centre 3 office spaces one full width ideal for meeting or function room. **LEASED**
- 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

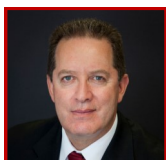
- CITY—3/161 London Circuit—512m²**
Whole first floor office space - **\$550,000+**

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—1,673m² total**—RZ2 zoning. Development opportunity—**\$1.47M**
- LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0**— 2 approved 4 bed ens dual occupancy development sites— **\$1.7M**

Expressions of Interest

- DICKSON—11 & 13 Moncrieff Street, - EER 0.0 & 1.0**— Development site of 2 blocks 1,328m² RZ4 - 3 storey unit or t/house
Expressions of Interest closes 27/08/2020 @ 3:00pm.



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.

www.wrightdunn.com.au



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