

## "Making the right moves in selling and renting"

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## Property Management News

### Market Update

We are still experiencing a high volume of prospective tenants at properties and good rental increases in most properties going on the rental market.

### Gardens are growing like crazy!

We have noticed that quite a few gardens are overgrown at the moment due to the unseasonal rain. We are contacting tenants when necessary on an individual basis. We have also sent an email to all tenants via email, to remind them about garden maintenance.

### Final inspections

With much movement in and out of properties at this time of year we are focused on ingoing and outgoing tenants. Your property manager will be providing you with a "Final Inspection Report" each time you have a tenant changeover, this will give a good overview of the empty property and any need for maintenance. At the final inspection, we compare the ingoing report to the condition of the property on the day. Below is an excerpt from the legislation regarding tenant's care responsibilities. It is reasonable to expect that when a tenant lives in a property there will be some wear and tear to the property, this is the case in everyone's home as they live day to day in a home (not a museum). Having said that, the property needs to be in substantially the same condition as they found it; any cleaning or negligent damage may be claimed. However, any maintenance that is required is owner responsibility.

63 During the tenancy, the tenant must—  
(a) not intentionally or negligently damage the premises or permit such damage; and

(b) notify the lessor of any damage as soon as possible; and

(c) take reasonable care of the premises and their contents, and keep them reasonably clean, having regard to their condition at the time of the commencement of the tenancy and the normal incidents of living.

64 The tenant must leave the premises—in substantially the same state of cleanliness, removing all the tenant's belongings and any other goods brought onto the premises during the duration of the tenancy agreement; and

65 The lessor must not require the tenant to make alterations, improvements or renovations to the premises.

### We invite you to a routine inspection

If you would like to see your property at a routine inspection please contact Toni [admin@wrightdunn.com.au](mailto:admin@wrightdunn.com.au) Toni will organise for you to be notified prior to the next routine inspection. Perhaps you haven't seen the property for some time or you are interested in a particular issue, item or maintenance.



## Holiday Closure

Christmas & New Years  
Closed Friday 25th,  
December 2020

Re-opening: Monday 9:00am  
4th January 2021

Our tenants have a list of tradespeople in case of an emergency and Peter will be available if required on 0418 623 352 or [peter@wrightdunn.com.au](mailto:peter@wrightdunn.com.au)



## Referrals

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



Warm regards  
Sam Andrighetto



## Properties recently rented

**AINSLIE**—3 bed house—\$700pw  
**BELCONNEN**— 1 bed unit- \$400pw  
**BRADDON**—1 bed unit—\$480pw  
**CAMPBELL**— 2 bed unit- \$450pw  
**DICKSON**—2 bed unit—\$620pw  
**Dickson**— 3 bed house—  
**KINGSTON**— 2 bed unit—\$ 660  
**LYNEHAM**— 1 bed unit- \$440pw  
**MAWSON**—5 bed house—\$770pw  
**MAWSON**—2 bed unit—\$400pw  
**NARRABUNDAH**—4 bed house— \$1200pw  
**O'CONNOR**—3 bed house—\$610pw

## Properties currently for rent

**AINSLIE**— 4 bed house- \$800pw  
**AINSLIE**— 4 bed house-\$900pw  
**BELCONNEN**— 1 bed unit- \$400pw  
**BRADDON**— 2 bed unit- \$600pw  
**BRADDON**— 2 bed unit -\$500pw  
**DICKSON**— 1 bed unit—\$600pw  
**GREENWAY**— 1 bed unit- \$400pw  
**HACKETT**— 1 bed house- \$300pw  
**LYONS**— 3 bed house- \$600pw  
**O'CONNOR**—4 bed house—\$1100pw  
**RICHARDSON**— 3 bed house- \$500pw  
**WATSON**— 3 bed house- \$700pw

## Sales News

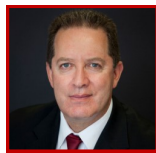
**W**e are experiencing a very buoyant sales period in the Canberra region, with little stock there are buyers for all types of property and it is fast becoming a sellers' market.

Each property requires a different marketing strategy, taking into account the type of property, the area it is in and how the property presents with tenants in place (can it be sold with tenants or should they be vacated prior to putting the property on the market?).

With so many variables to consider if you are thinking of putting your property on the market please contact me and we can discuss the best options and tailor the sales process to your needs.

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—\$480,000
- CITY—402/19 Marcus Clarke Street—EER 4.0—2 bed ens.**  
water views in 'The Apartments' of New Acton —\$735,000
- CITY—7/28 West Row—EER 6.0—2 bed 2 bath 1 carpark**  
apartment - part of the Quest Apartments Hotel. \$520,000
- PAGE—Villaggio Sant' Antonio Retirement villas** – spacious  
modern living, 3 bedroom ensuite villas.
- WATSON—56/20 Federal Highway—EER 6.0—3 bed ens.**  
spacious apartment with covered balcony—\$445,000

## 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+

## Commercial properties for lease

- BRADDON—2&6/14 Lonsdale Street—1m<sup>2</sup> approx.—2**  
linked units on Lonsdale Street front—\$1,150.00pw.
- FYSHWICK 194 Gladstone Street 308m<sup>2</sup> approx.** Office  
warehouse and rear yard \$1000 pw + GST.
- FYSHWICK 3/157 Gladstone Street—208m<sup>2</sup> approx.** Office  
space + warehouse available—\$2,833.33 pcm + GST.
- GARRAN—3,4,5 & 6 Garran Place—161m<sup>2</sup> approx.** Suits a  
variety of uses from offices to retail—\$5,750 pcm +  
GST.

## On the market soon

- LYNEHAM—** 1 bedroom unit in the heart of Lyneham.
- KAMBAH—** 2 bedroom townhouse with spacious living areas.

## Feature Property



### TUNER—1 Holder Street—EER 0.0

Future development site RZ3 zoning allows 2 storey unit/  
townhouse development, plot ratio 65% subject to  
development controls.

Award winning single level 4 bedroom ensuite residence.

Expressions of interest closing 3pm 8 December 2020

## Sold/Under offer

- AINSLIE—33 Ebdon Street— EER 1.5— 2 bed ensuite house**  
with large covered deck—\$1.28M
- ARANDA—77 Barada Crescent—EER 0.5— Bedroom residence**  
in need of upgrading. Renovators special—\$835,000
- BRADDON—18/60 Lowanna Street—EER 6.0—1 bedroom**  
courtyard apartment, split level design—**UNDER OFFER**
- BRADDON—16/123 Lowanna Street—EER 6.0—North facing 2**  
bedroom ensuite apartment overlooking park. **\$538,000**
- DICKSON—87-95 Cowper Street— Development site of 5**  
blocks 3,379m<sup>2</sup> approx. land area. RZ3 Zoning allows 2  
storey apartment or t/house development - subject to  
development controls. 65% plot ratio. **\$5.1M**
- BARTON— 9/7 Bowen Drive—EER 6.0—2 bedroom apartment**  
with lake views \$820,000
- CITY—3/161 London Circuit—512m<sup>2</sup>**  
Whole first floor office space—\$605,000 including GST
- DICKSON—11 & 13 Moncrieff Street, - EER 0.0 & 1.0—**  
Development site of 2 blocks 1,328m<sup>2</sup> RZ4 - 3 storey unit or t/  
house—\$2.375M
- EVATT—20 Pitcairn Street—EER 1.0—3 bed ens. residence set**  
on 864m<sup>2</sup> block in RZ2 zone adjacent parkland. **\$660,000**
- LYNEHAM— 5A/62 Wattle Street—EER1.5— 1 bedroom**  
courtyard unit in the heart of Lyneham—**UNDER OFFER**
- LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0— 2 approved 4**  
bed ens dual occupancy development sites— **\$1.65M**
- NARRABUNDAH—9 Frome Street—EER 2.0—North facing 2**  
bed brick cottage home set on 613m<sup>2</sup> block—**\$905,000**
- MACGREGOR—7 Hayward Street—EER 0.5— 3 bed ens.**  
home, double garage and workshop under. 1,022m<sup>2</sup>  
**\$597,000.00**
- 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—**  
4,707m<sup>2</sup>—DA approved allows for 14 t/houses, lease  
variation under old system—**\$3.6M**

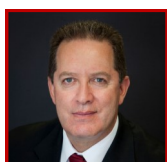
For Sale

## 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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