

**Happy New Year!**

The team at Wright Dunn Real Estate would like to wish you a very happy, healthy and safe 2021.

**Referrals**

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

**Updating Contact Details**

Don't forget to update any changes to your contact details with us.
For changes please email accounts@wrightdunn.com.au

Would you like to know the value of your property?

Call Peter any time for a friendly chat.

02 6257 2700

Property Management News

We entered a very busy period prior to Christmas and January and expecting it to go into February- you may have seen media reports of low rental property stock and many prospective tenants. There is a shortage of larger accommodation and executive properties to suit groups and incoming families. For this reason, we are seeing rental prices increase, which will level off or even decrease when demand lessens.

Group Houses -

Feedback from many owners regarding group houses is the concern over tenants constantly moving in and out and the difficulty in keeping track of who is residing at the property. This does take some work requiring negotiation, explanation and meetings with ingoing and outgoing tenants. When individual tenants leave, it is impossible for us to carry out a "final inspection" and therefore any tenant joining an existing household must accept the condition of the property as per the original Inventory and Condition Report. Of course, any change in tenants is not taken lightly, vetting still takes place and as much as possible, we try to keep some or at least one of the original tenants from the

commencement of the lease. Although there can be challenges with group houses, they are in most cases quite successful, and sometimes even preferable over a family depending on the type of property. As always, we try to match the best possible tenant for the property.

Pets

You may all be aware of new legislation making it difficult to deny your tenants having pets in a property. There was a recent report of a tribunal case where the pet denial was permitted on the basis that the pet in question didn't suit the property (which is great news). We ensure our tenants are required to apply for a pet and of course the responsibility of any damage caused by the pet falls on the tenant.

If you would like more information on pets in properties, please don't hesitate to contact your Property Manager.

Feedback is always welcome.

Warm regards
Sam Andrighetto

**Properties recently rented**

AINSLIE- 3 bed house- \$510pw
AINSLIE- 4 bed house- \$900pw
AINSLIE- 3 bed house- \$700pw
CURTIN- 1 bed unit - \$330pw
CURTIN- 2 bed house- \$580pw
GIRALANG - 3 bed house- \$530pw
GRIFFITH- 2 bed unit- \$720pw
LAWSON- 3 bed unit- \$750pw
REID- 2 bed unit- \$580pw
REID- 3 bed house- \$700pw

Properties currently for rent

BRADDON- 2 bed unit- \$510pw
CITY- 1 bed unit- \$550pw
LAWSON- 1 bed unit- \$260pw
NARRABUNDAH- 4 bed house- \$800pw
PAGE- 1 bed unit- \$330pw
WATSON- 2 bed unit- \$380pw

Sales News

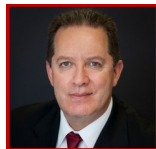
2021 has certainly continued the surge in activity from the last quarter of 2020.

Buyers have a lot of confidence in the Canberra market and we are seeing greater numbers at open homes.

Family buyers are seeking spacious homes in Inner areas with flexible floor plans that allow for a home work space or study. There is still a trend to work from home due to COVID-19.

Interest rates are remaining low and affordable which allows buyers to borrow more and seek homes in high price brackets which in turn is causing Canberra house prices to increase.

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—\$380,000+**
- BRADDON—822/74 Northbourne Avenue—EER 5.0—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 —\$720,000**
- 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—\$350,000+**
- WATSON—164/395 Antill Street—EER 5.5—Spacious 2-bed apartment with entertainer's balcony.\$480,000+**

Commercial Sales

CITY—6/161 London Circuit—2nd Level office space set in the heart of the city. 144m² approx. in area.—\$400,000+

Commercial properties for lease

- CITY—6/161 London Circuit—2nd Level office space set in the heart of the city. 144m² approx. in area.—\$3,000 pcm**
- FYSHWICK—194 Gladstone Street 308m² approx. Office warehouse and rear yard \$1000 pw + GST.**
- FYSHWICK 3/157 Gladstone Street—208m² approx. Office space + warehouse available—\$2,832 pcm + GST.**
- GARRAN—3,4,5 & 6 Garran Place—\$5,750 pcm + GST.**

LEASED

Development Opportunities

- DICKSON—31 Majura Avenue—EER 2.0—Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed—\$1,150,000+**
- TURNER—1 Forbes Street—EER 2.0—1,161m² block in RZ4 zoning. Allows 3 storey unit / t-house development 80% plot ratio - subject to development controls. \$2MIL+**
- TURNER—1 Holder Street—EER 0.0—Future development site RZ3 zoning allows 2 storey unit/T-house development, subject to development controls. \$1.85M**

Feature Property



O'CONNOR—17 Scrivener Street—EER 4.0
5 bedroom ensuite home with 3 living areas—perfect for the growing or blended family.

Very spacious residence of 326.8m² in gross area.

Large rumpus room off family room.

Covered outdoor entertaining area.

Double garage with internal access, plus much more.

AUCTION 30 January 2021 @ 11:00am on site.

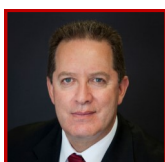
Sold/Under offer

- 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—16/123 Lowanna Street—EER 6.0—North facing 2 bedroom ensuite apartment overlooking park. \$538,000**
- BRADDON—512/74 Northbourne Avenue—EER 6.0**
1bed apt. in Medina Serviced Apartments—**UNDER OFFER**
- DICKSON—87-95 Cowper Street— 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. \$5.1M**
- BARTON— 9/7 Bowen Drive—EER 6.0—2 bedroom apartment with lake views \$820,000**
- CITY—3/161 London Circuit—512m² Whole first floor office space—\$605,000 including GST**
- DICKSON—11 & 13 Moncrieff Street, - EER 0.0 & 1.0—**
Development site of 2 blocks 1,328m² RZ4 - 3 storey unit or t/house—\$2.375M
- EVATT—20 Pitcairn Street—EER 1.0—3 bed ens. residence set on 864m² block in RZ2 zone adjacent parkland. \$660,000**
- KAMBAH—6/20 Pinkerton Circuit—EER 1.0—Large 2 storey, 2 bedroom Townhouse - Boutique complex—\$460,000**
- LYNEHAM— 5A/62 Wattle Street—EER1.5— 1 bedroom courtyard unit in the heart of Lyneham—\$269,000**
- MACGREGOR—7 Hayward Street—EER 0.5— 3 bed ens. home, double garage and workshop under. 1,022m² \$597,000**

On the market soon

- EVATT—3 bedroom apartment top floor close to shops.**
- WATSON—2 bedroom apartment in Tay Street.**

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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