

## Property Management News

### Market update

The enquiry from prospective tenants is not as frantic as it has been the past few months. There are still tenants looking for property but many have now settled for the year. We will find in the next few months a levelling off of rental prices and slightly longer vacancy rates. Many properties have been rented without the need for advertising. Where possible we work with existing tenants renting through us with good rental history who have applied for properties with us who we keep on file if property becomes available.

### Garden Growth

Keeping up with the garden growth in the region has been quite difficult recently. If you have concerns over the garden at your rental property please contact your property manager. When we notice gardens are overgrown between routine inspections, we contact the tenants to ask them to attend to the gardens on a more regular basis.

### Clearing Gutters

This season with heavy rains predicted and coming into autumn it is a timely reminder to clear gutters in your property. This is something that tenants can't always attend to reasonably in areas with lots of deciduous trees or when it isn't safe to do so. This minimal cost goes a long way to protect your roof, gutters and ceiling from damage. If you would like a once off gutter clean or you would like your gutters cleaned annually or by-annually please let your property manager know.

### Reminder of notice to be given to tenants

Reminder that notice must be given and time and date made by agreement within reason with the tenants to attend to the property, you cannot just turn up at the property (this includes us as your representative). This is also the case for tradespersons carrying out repairs and maintenance. If you would like to attend your property for some reason please ask your property manager to notify the tenant and give the appropriate notice of 7 days. Tenants can seek compensation through ACT Civil and Administrative Tribunal if appropriate notice isn't given or an agreement isn't made prior to attending the property.

### Tenant's use of the premises without interference—the Residential Tenancies Act states.

- 52 The lessor must not cause or permit any interference with the reasonable peace, comfort or privacy of the tenant in the use by the tenant of the premises.
- 53 Unless otherwise agreed in writing, the tenant has exclusive possession of the premises, as described in the agreement, from the date of commencement of the tenancy agreement provided for in the agreement.

Feedback is always welcome.

Warm regards  
Sam Andrighetto



### Upcoming Public Holidays

We will be closed on  
**Monday 8th March 2021**  
for Canberra Day



### Reminder

Please get in contact with your property manager if you require a heater upgrade before the winter season.

### Referrals

We love referrals!  
We are always happy to help your family and friends in managing their properties



Home Sweet Home

## Properties Recently Rented

**AINSLIE** - 3 Bed House- \$510pw  
**AINSLIE** - 4 Bed House- \$900pw  
**AINSLIE** - 3 Bed House- \$700pw  
**BRADDON** - 2 Bed Unit - \$530pw  
**DICKSON** - 3 Bed House - \$650pw  
**DICKSON** - 3 Bed House - \$700pw  
**CURTIN** - 1 Bed Unit - \$850pw

**GIRALANG** - 3 Bed House - \$525pw  
**GRIFFITH** - 2 Bed Unit - \$330pw  
**NARRABUNDAH** - 4 Bed House - \$510pw  
**PAGE** - 1 Bed House - \$330pw  
**RICHARDSON** - 3 Bed House- \$500pw  
**WATSON** - 2 Bed Unit - \$380pw

## Properties Currently for Rent

**AINSLIE** - 3 Bed Unit- \$850pw  
**CITY** - 1 Bed Unit - \$550pw  
**HACKETT** - 3 Bed Unit - \$650pw  
**LAWSON** - 1 Bed Unit - \$260pw

**LYNEHAM** - 4 Bed Unit - \$900pw  
**PHILLIP** - 2 Bed Unit - \$600pw  
**QUEANBEYAN** - 2 Bed Unit - \$300pw

### 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)

### Would you like to know the value of your property?

Contact Peter any time for a friendly chat.

02 6257 2700

## Sales News

**B**usy, busy February it's becoming difficult to keep up with enquiries on most properties throughout Canberra.

Canberra's market is becoming a seller's market.

Last weekend I had over 55 groups attend an exhibition. Buyers are very eager to purchase now, as they are worried that if they don't buy today they may pay more tomorrow.

So, all good for sellers—great time to sell.

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

**CITY — 402/19 Marcus Clarke Street—EER 4.0—2 bed ens.** water views in 'The Apartments' of New Acton —**\$720,000**  
**PAGE —Villaggio Sant' Antonio Retirement villas** – spacious modern living, 3 bedroom ensuite villas.  
**EVATT—11/2 McClure Street—EER 6.0—3 bed ens. apart. set** in a boutique development of only 20—**\$390,000+**

## Auction

**TURNER—1 Holder Street—EER 0.0—Future development** site RZ3 zoning allows 2 storey unit/T-house development, subject to development controls. **06/03/21 11:00am on site**  
**WATSON—2/10 Federal Highway—EER 4.5—3 bed ens** T/house with yard—Very spacious.  
**20/03/21 11:00am on site.**

## Commercial Sales

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

## Commercial properties for lease

**CITY—6/161 London Circuit—2<sup>nd</sup> Level office space set in** the heart of the city. 144m<sup>2</sup> approx. in area.—**\$3,000 pcm**  
**FYSHWICK—194 Gladstone Street—2 approx. Office** warehouse and rear yard **\$1,100 pcm + GST.**  
**FYSHWICK 3/157 Gladstone Street—2 approx. Office** space + warehouse available **\$3,333 pcm + GST.**

## 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—1,161m<sup>2</sup> block in RZ4** zoning. Allows 3 storey unit / t-house development 80% plot ratio - subject to development controls. **\$2M+**

## Feature Property



**AINSLIE—24 Calvert Street—EER 0.0**

**3 bedroom ensuite home set opposite Calvert Park - What a location!!**

**Features:** Separate living room with large window to Calvert Park; Formal dining area; Red 1960's kitchen; Yellow 1960's bathroom; Main bedroom has been extended and can be second living room, parents retreat with study or lounge area; Single brick garage.

**What a great place to live—DON'T MISS OUT!**

**AUCTION: Saturday 13/03/2021 11:00am on site.**

## Sold/Under offer

**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—**\$375,000**  
**BRADDON—822/74 Northbourne Avenue—EER 5.0—2 bed ens.** apart. in the heart of the city—**UNDER OFFER**  
**BRADDON—512/74 Northbourne Avenue—EER 6.0** 1bed apt. in Medina Serviced Apartments—**UNDER OFFER**  
**CITY—3/161 London Circuit—512m<sup>2</sup> Whole first floor office** space—**\$605,000 including GST**  
**CITY—7/28 West Row—EER 6.0—2 bed 2 bath 1 carpark apt. part** of the Quest Apartments Hotel—**UNDER OFFER**  
**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**  
**KAMBAH—6/20 Pinkerton Circuit—EER 1.0—Large 2 storey, 2** bedroom Townhouse - Boutique complex—**\$460,000**  
**O'CONNOR—17 Scrivener Street—EER 4.0—5 bed ens. home** with 3 living areas—**\$1.79M**  
**WATSON—164/395 Antill Street—EER 5.5—Spacious 2-bed** apartment with entertainer's balcony—**\$475,000**  
**WATSON—56/20 Federal Highway—EER 6.0—3 bed ens.** spacious apart. with covered balcony—**UNDER OFFER**

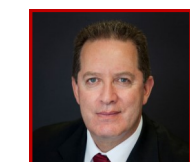
## On the market soon

**DICKSON—1 bedroom ensuite unit with courtyard.**  
**DICKSON—1980's 3 bed home, short walk to wetlands.**  
**KAMBAH—2 bed ensuite t/house in boutique development**  
**TURNER—Spacious 2 bedroom 2 bathroom apartment**  
**WATSON—2 bedroom apartment.**

## 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**



Peter Andrighetto Valuer, AAPI  
 Principal. Licensee ACT & NSW  
 peter@wrightdunn.com.au



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