

Market

Going into winter, we generally see the continuation of a quieter market. Properties that offer quality and efficient heating and insulation are sort after at this time of year.

Are you, or a tradesperson you have organised attending your property for repairs or an inspection??

Some excerpts from the legislation with regards to access and notice required, tenants can seek compensation through ACAT if the below legislation is not adhered to -

Lessor's access to premises Lessor cannot enter premises except as provided in tenancy agreement

75. (1) The lessor must not require access to the premises during the tenancy except as provided by the law, this tenancy agreement, the Residential Tenancies Act, or an order of the tribunal. **(2)** The tenant may permit access to the premises by the lessor at any time. **(3)** If requested, the lessor or the lessor's agent must provide identification to the tenant.

76 . The lessor must not have access to the premises— **(a)** on Sundays; on public holidays; or before 8 am and after 6 pm; other than— for the purpose of carrying out urgent repairs or for health or safety reasons in relation to the premises **(e)** with the consent of the tenant.

Access in accordance with tenancy agreement

Routine inspections

77. The lessor may inspect the premises twice in each period of 12 months following the commencement of the tenancy.

78. In addition to the inspections provided for in the previous clause, the lessor may make an inspection of the premises— **(a)** within 1 month of the commencement of the tenancy; and **(b)** in the last month of the tenancy.

79. (1) The lessor must give the tenant 1 week written notice of an inspection. **(2)** The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the tenant and of the lessor (or their agents).

(3) If the parties are unable to agree on an appropriate time, the lessor or the tenant may apply to the tribunal for an order permitting access at a specified time.

Access for making or inspecting repairs

82. (1) On giving the tenant 1 week notice (or such other agreed period), the lessor may enter the premises at a reasonable time, having regard to the interests of the tenant and the lessor, for the purpose of making or inspecting repairs. **(2)** For urgent repairs, the lessor must give reasonable notice and enter the premises at a reasonable time having regard to the interests of the tenant and the lessor.

As always, your feedback is welcome.

Warm regards
Sam Andrighetto



HEATING

Winter is coming!
Please contact your property manager if you would like to discuss the servicing or upgrading of your heater.

REFERRALS

We love referrals!
We are always happy to help your family and friends with the management of their properties.

CLOSED

Our office will be closed **Monday 31/05/2021** for Reconciliation Day. We will reopen **9:00am Tuesday 01/06/2021**

CLOSED

Our office will be closed **Monday 14/06/2021** for the Queens Birthday . We will reopen **9am Tuesday 15/06/2021**

Properties Recently Rented

AINSLIE 2 Bed House - \$580pw	DOWNER 3 Bed House - \$600pw
BRADDON 1 Bed Unit - \$450pw	LAWSON 1 Bed Unit - \$260pw
BRADDON 1 Bed Unit - \$440pw	O'CONNOR 4 Bed House - \$900pw
CAMPBELL 5 Bed House - \$1250pw	TURNER 2 Bed Unit - \$650pw

Properties Currently for Rent

AINSLIE 4 Bed House - \$850pw	DOWNER 3 Bed Unit - \$350pw
AINSLIE 3 Bed Unit - \$725pw	LYNEHAM 1 Bed Unit - \$330pw
BRUCE 3 Bed Unit - \$650pw	YARRALUMLA 4 Bed House - \$1100pw
CRACE 3 Bed T/House - \$650pw	WATSON 4 Bed T/House - \$880pw

SALES NEWS

By Peter Andrighetto

As the end of financial year is only one month away, buyers are becoming anxious to lock in a property prior to 30 June 2021.

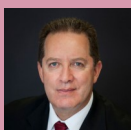
We usually find that sellers prefer to sell in the new tax year as they then have more time to sort out capital gains tax.

Now is certainly the best time to sell and we would recommend a sale by auction to achieve a maximum price for your property.

It has become difficult to accurately value properties in today's market and our auction results have proven this with every auction we conducted during April & May 2021 achieving well over reserve price.

As always, please feel free to contact me at anytime on 0418 623 352 to discuss the value of your property and best marketing strategies.

Cheers, Peter Andrighetto



Feature Property

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.

189m² in living area approx, Brick 3 bedroom ensuite home, double garage plus extra vehicle parking.

Blue chip future investment opportunity.

AUCTION Saturday 19 June 2021 11:00am on site

SOLD/UNDER OFFER

AINSLIE - 24 Calvert Street - EER 0.0 -

3 bed ensuite home set opposite Calvert Park - What a location!! - \$1.183M

BRADDON - 51/40 Torrens Street - EER 3.0 -

1 bedroom ensuite apartment in the heart of Braddon - \$400,000

CITY - 6/161 London Circuit -

2nd Level office space set in the heart of the city. 144m² approx. in area - \$400,000+

CITY - 7/28 West Row - EER 6.0 -

2 bed 2 bath 1 car park apt. part of the Quest Apartments Hotel - \$495,000

CITY - 402/19 Marcus Clarke Street - EER 4.0 -

2 bed ens. water views in 'The Apartments' of New Acton - \$700,000

DICKSON - 4/21 Majura Avenue - EER 6.0 -

1 bedroom ensuite unit with courtyard—\$490,000

DICKSON - 40 Marsden Street - EER 1.5 -

3 bedroom residence set on 726m² corner block with broad utility—\$1.134M

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

KAMBAH - 5/20 Pinkerton Circuit - EER 0.0 -

2 bed ensuite t/house in boutique development- \$460,000

TURNER - 1 Holder Street - EER 0.0 -

Future development site RZ3 zoning allows 2 storey unit/T-house development, subject to development controls. \$1.76M

TURNER - 13/6 Macleay Street - EER 6.0 -

102m² approx. 2 bed ens. apartment located so close to the City. \$655,000

WATSON - 2/10 Federal Highway - EER4.5 -

3 bed ens. T/house with yard—Very spacious. \$612,000

WATSON - 3/23 Tay Street—EER 5.5—

2 bedroom apartment set in a 2 storey complex - \$372,000

ON THE MARKET

PAGE - Villaggio Sant' Antonio Retirement villas - spacious modern living, 3 bedroom ensuite villas.

DICKSON - 31 Majura Avenue - EER 2.0 -

Development site RZ3 – 2 storey unit development House - 5 bedroom ensuite— Flat 1 bedroom ensuite - \$1,150,000+

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 + GST

SCULLIN - Shop 5 Scullin Arcade -

52.62m² - \$950 pcm - **LEASED**

ON THE MARKET SOON

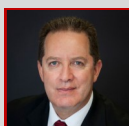
HACKETT— 1 bedroom 1 bathroom unit.

WATSON— 2 bedroom 1 bathroom home.

NGUNNAWAL— 5 bedroom ensuite home

Thinking of buying or selling?

If you are looking to buy a property, or are interested in the current market value of your property with a view of selling, please contact Peter, Samantha or Olivia to arrange an appraisal.
Ph: 02 6257 2700.



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