

happy  
EOFY

## statements

We are please to once again provide a complimentary End Of Financial Year statement, please find this attached to your June statement.

## emails

Please be advised, our system has undergone a recent update. We are finding that less emails are being filtered into junk mail, but please continue to check your junk email for any important emails from Wright Dunn.

## contacts

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)

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

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### Market

A similar market report to the past several months with units and townhouses renting a little bit quicker than houses currently. Prospective tenants are focusing on properties with efficient heating.

### End of Financial year

Please be advised that your End of Financial year report email also contains the June statement. You will see it after the End of Financial year report.

### Heater Safety and Service

This time of year, we are experiencing the breakdown of heaters almost daily, most likely 4:56pm on a Friday afternoon...

We often scramble to find a company that can repair heaters quickly, drawing on all our resources, calling one after another trying to get the repair completed in a timely manner to avoid the freezing temperatures. In the case of a heater breakdown, there is little time for quotations as the repair falls under the category of emergency maintenance. It is rare but if the breakdown happens after hours the tenant can authorize their own emergency repairs to a certain monetary value (see below) . Tenants can also seek compensation for heating that is not working through ACAT, we do where possible offer a portable heater as a temporary measure.

### Lessor to make repairs

55 (1) The lessor must maintain the premises in a reasonable state of repair having regard to their condition at the commencement of the tenancy agreement.

57 Subject to clause 55, the lessor must make repairs, other than urgent repairs, within 4 weeks of being notified of the need for the repairs (unless otherwise agreed).

### Urgent repairs

60 The following are urgent repairs in relation to the premises, or services or fixtures supplied by the lessor:

- (a) a burst water service;
- (b) a blocked or broken lavatory system;
- (c) a serious roof leak;
- (d) a gas leak;
- (e) a dangerous electrical fault;
- (f) flooding or serious flood damage;
- (g) serious storm or fire damage;
- (h) a failure of gas, electricity or water supply to the premises;
- (i) the failure of a refrigerator supplied with the premises;
- (j) a failure or breakdown of any service on the premises essential for hot water, cooking, heating, cooling or laundering;
- (k) a fault or damage that causes the residential premises to be unsafe or insecure;
- (l) a fault or damage likely to cause injury to person or property;
- (m) a serious fault in any door, staircase, lift or other common area that inhibits or unduly inconveniences the tenant in gaining access to and use of the premises.

### Tenant may authorise urgent repairs in certain circumstances

61 If the lessor (or the lessor's nominee) cannot be contacted, or fails to effect the urgent repairs within a reasonable time, the tenant may arrange for urgent repairs to be effected to a maximum value of up to 5% of the rent of the property over a year.

To help avoid heating issues, it is recommended that an annual heating service is carried out, if you would like us to look into this please contact your property manager to put a "set and forget" annual service in place.

### Warm regards

**Sam Andrighetto**

## Properties recently *Rented*

### AINSLIE

3 Bed House - \$695pw

### BRADDON

1 Bed Unit - \$430pw

### DICKSON

3 Bed House - \$650pw

### LYONS

3 Bed House - \$620pw

### BRADDON

1 Bed Unit - \$460pw

### BRUCE

3 Bed T/House - \$650pw

### JACKA

2 Bed T/House - \$480pw

### PALMERSTON

2 Bed Unit - \$570pw

### BRADDON

3 Bed Unit - \$570pw

### CAMPBELL

1 Bed Unit \$360pw

### LAWSON

1 Bed Unit - \$260pw

### YARRALUMLA

4 Bed House - \$1100pw

## Properties currently for *Rent*

### AINSLIE

3 Bed House - \$720pw

### DOWNER

1 Bed House \$310pw

### O'CONNOR

3 Bed House - \$660pw

### AINSLIE

4 Bed House - \$795pw

### HACKETT

3 Bed T/House - \$650pw

### TURNER

2 Bed Unit - \$480pw

### DICKSON

2 Bed House \$650pw

### NARRABUNDAH

2 Bed Unit - \$580pw

### WATSON

4 Bed House - \$880pw







FEATURE

# property

## DICKSON - 46 Morphet Street - EER 2.0

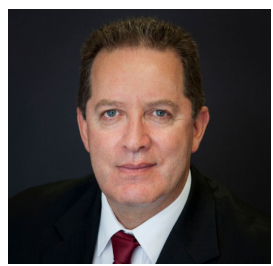
North facing 2 storey home. Upgraded 3 bedroom duplex in fantastic location - walk to Dickson Shopping Centre.

**Downstairs** - Tiled flooring; Spacious living and dining area with access to front covered terrace; Good sized kitchen meals area. Kitchen has lots of cupboards and bench space; Laundry with separate toilet; Storage area under stairs; Reverse cycle air-conditioning in living room

**Upstairs:** Bathroom has shower over bath and toilet; 3 good sized bedrooms; Main bedroom has a walk in robe;

In RZ3 zoning ( 2 storey unit / townhouse development ) it's a great land bank opportunity.

**AUCTION Saturday 17 July 2021 @ 12:00pm on site**



## SALES NEWS

By Peter Andrighetto

With the end of the financial year we have seen such a change in real estate values from 1 July 2020, this has been Australia wide and Canberra certainly has been at the forefront of high values.

From about October / November 2020 to 30 June 2021 Canberra house values have moved almost 20% particularly in the inner areas.

The next 12 months should see the continuance of the current surge in the Canberra market place.

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**

# sold

## OR UNDER OFFER

### CITY - 6/161 London Circuit -

2nd Level office space set in the heart of the city. 144m2 approx. in area - \$388,000 inc. gst

### 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

### KAMBAH - 5/20 Pinkerton Circuit - EER 0.0 -

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

### TURNER - 1 Forbes Street - EER 2.0

3 bed ensuite residence set on 1,161m2 block in RZ4 zoning - \$2.225M

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

3 bed ensuite T/house with yard - Very spacious. \$612,000

### 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 - 7/28 West Row - EER 6.0 -

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

### 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

### DICKSON - 31 Majura Avenue - EER 2.0 -

Development site RZ3 - House 5 bed ensuite- Flat 1 bed ensuite - \$1.22M

### TURNER - 13/6 Macleay Street - EER 6.0 -

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

### TURNER - 1 Holder Street - EER 0.0 -

Future development site RZ3 zoning subject to development controls. \$1.76M

### WATSON - 3/23 Tay Street - EER 5.5 -

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

## 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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