

JULY NEWSLETTER

MARKET UPDATE

We are finding a similar market to last month; seeing more activity than we do across most winters. Tenants are moving around in some cases in search of a better deal, being able to rent a similar or perhaps better property at a lower weekly rental price. I have never witnessed such a disparity between the rental increases we are giving long term tenants and the market prices when we are re-letting.

Reasonably priced smaller properties are being snapped up while three- or four-bedroom homes are sitting for a little longer. In some cases, owners have taken the opportunity to do some maintenance or upgrades during this time.

Press reports about rental market trends are focussing on Sydney mostly, this creates a false narrative in the Canberra region. Owners expect the same situation, lines of potential tenants waiting to view a property, this is simply not the case.

Having said that, our vacancy rates are not huge and overall yields are high, so we are somewhat in a protected and fortunate area.

PROPERTY MANAGER EMAILS

Property managers spend a good part of their day away from their desk. When they are out in the field, they are not able to check emails or take phone calls. When they return to the office they sometimes have to deal with emergency maintenance or situations. They endeavour to answer emails as soon as possible within the same business day or next business day.

FINANCIAL DIFFICULTIES

We are aware that increasingly tenants and owners are experiencing some strain due to the current economic climate. We have noticed more tenants struggling to pay rent and it is a daily task to make sure tenants are paid up date and don't fall in arrears. If they do, we work closely with them to continue to pay rent but pay off the arrears at the same time. If you have any questions or concerns about your tenant falling into arrears, please contact us.

Feedback is welcome as always.

Warm regards,

Sam Andrighetto
sam@wrightdunn.com.au



PROPERTIES FOR

Rent

AINSLIE - Raymond Street

5 Bedroom Dual Occupancy - \$825 pw

AINSLIE - Lalor Street

3 Bedroom House - \$675 pw

BRADDON - Lowana Street

1 Bedroom apartment - \$500 pw

BRADDON - Wakefield Avenue

3 Bedroom House - \$650 pw

DICKSON - Randell Street

3 Bedroom House - \$750 pw

EVATT - Pirani Place

3 Bedroom House - \$580 pw

FORREST - Fitzroy Street

2 Bedroom Apartment - \$630 pw

HALL - Victoria Street

2 Bedroom Townhouse - \$550 pw

NARRABUNDAH - Goyder Street

3 Bedroom House - \$590 pw

PALMERSTON - Elvire Place

3 Bedroom townhouse - \$530 pw

WANNIASSA - Bussau Close

3 Bedroom House - \$530 pw

PROPERTIES RECENTLY

Rented

BONYTHON - Esau Place

3 Bedroom Duplex - \$630 pw

CAMPBELL - Anzac Park

2 Bedroom Apartment - \$495 pw

DICKSON - Challis Street

1 Bedroom Apartment - \$540 pw

PHILLIP - Furzer Street

2 Bedroom Apartment - \$595 pw

GUNGAHLIN - Gungahlin Place

2 Bedroom Unit - \$515 pw

ISABELLA PLAINS - Werriwa Cres

3 Bedroom House - \$600 pw

JERRABOMBERRA - Walker Cres

2 Bedroom Town house - \$550 pw

LYNEHAM - Ellenborough Street

3 Bedroom Unit - \$700 pw

LYNEHAM - Wattle Street

2 Bedroom Apartment - \$545

QUEANBEYAN - Collet Street

2 Bedroom Unit - \$450

QUEANBEYAN - Henderson Road

1 Bedroom Unit - \$600 pw

WATSON - Antill Street

1 Bedroom House - \$375 pw

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Feature PROPERTY

48 Morphett Street, Dickson - EER 2.5

Opportunity to plan your upgrade and create the perfect inner north terrace home.

3 Bedroom north facing Duplex. Extended living areas. Large upstairs terrace. Set in RZ3 zone on a 580m2 block. Full brick spacious residence of about 153m2 in living area.

Features: **Downstairs;** Covered front terrace portico with iron gates; Formal entry; Tiled separate family room; Separate large living room; Extra-large kitchen and dining area; Kitchen has lots of cupboards and storage, wall oven, hot plates and dishwasher; Laundry with shower and separate toilet - floor to ceiling tiling; Storage area under stairwell; **Upstairs;** 3 generous bedrooms all with built-in robes; Main bedroom has walk-in robe and access to the amazing north facing terrace of about 41m2 - ideal for sun worshippers and entertaining. Older style garage and workshop plus store shed.

For Sale \$1,000,000+

SALES NEWS

By Peter Andrighetto

Good news is that there seems to be a lot of buyers still wanting to purchase. Most open homes have been well attended. Investors are starting to make more enquiries.

With a little reprieve in interest rates, the Canberra market has stabilised and is showing signs towards an increase in market value. It's important to note that prices achieved today are much higher than pre covid values. If interest rates start to drop, I expect the Canberra and Australia wide markets will experience a high surge in values.

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

Cheers,
Peter Andrighetto



ON THE MARKET

BRADDON - 143/5 Donaldson Street

Ground level shop front location. Spacious design, 130m2 approx. in area, 3 basement carparks. Fantastic location across from City Centre. \$900,000+

CAMPBELL - 11/86 Anzac Park - EER 0

Top level 2 bedroom brick apartment in sought after location with balcony and own carport. \$550,000+

DICKSON - 48 Morphett Street - EER 2.5

3 bedroom north facing duplex - extended living areas and large upstairs terrace on 580m2 block. \$1,000,000+

DOWNER - 7/39 Gardiner Street - EER 6

Ground level 2 bedroom apartment plus balcony and own carport. \$400,000+

MACQUARIE - 25/21 Wiseman Street - EER 6.0

Spacious light filled first floor 1 bedroom 1 bathroom apartment with distant views. \$330,000+

ON THE MARKET SOON

CAMPBELL - 2 storey 3 bedroom duplex in need of work

FYSHWICK - Commercial unit 103m2, kitchen, w.c and 2 carparks

REID - Spacious 4 bedroom ensuite residence

WATSON - 1 bedroom unit located on ground floor with single carport

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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Commercial PROPERTIES FOR LEASE

BRADDON - 143/5 Donaldson Street - Rent \$6,500.00 PCM + GST

Fantastic location - Ground level shop front - 130m2 approx. in area. 3 basement carparks, 2 access points - spacious design.

PHILLIP - 2A/43 - 57 Townshend Street - Rent \$1,450.00 PCM + GST

Approx 42m2, suits many uses with car part at rear.

FYSHWICK - 3/157 Gladstone Street - Rent \$46,800 PA + GST

Office space + warehouse available - executive fit out, 208m2 approx.

LEASED OR UNDER OFFER

AINSLIE - 5 Edgar Street - Rent \$38,000.00 PA + GST

1st floor office or health studio. 98m2 at Ainslie Shops LEASED

AINSLIE - 1/13 Edgar Street - Rent \$2,500.00 PCM + GST

Great shop/retail office at Ainslie shops. 42.5m2 approx. LEASED

PHILLIP - 3 & 4/42 Townshend Street - Rent \$4,600.00 PCM + GST

170.13m2 approx shopfront upmarket office. Complete fit-out, 16 workstations with built-in storage plus more. LEASED

Sold OR UNDER OFFER

AINSLIE - 14 Chaffey Street - EER 3.0

4 bedroom ensuite, family room. Studio with bathroom and lock up garage. Rear deck and lovely gardens. \$1.7M

DICKSON - 54 Davenport Street - EER 1.5

3 bedrooms. Great location. Fantastic backyard. Covered rear deck. \$1.2M

DICKSON - 97 Cowper Street - EER 2.0

4 bedroom 2 bathroom brick residence set on 785m2 block in great location. \$1.2M

DOWNER - 66 Melba Street - EER 1.5

1964 upgraded 3 bedroom residence. Set on a 858m2 block. Great location walk or ride to Dickson shopping precinct. \$1.1M

GARRAN - 60 Curlewis Crescent - EER 1.0

Renovation project or new build! 1960's 3 bedroom residence in need of renovations. Amazing corner block of 906m2 and has 2 driveways. \$1.120M

GOWRIE - 23 Stacy Street - EER 4.0

Exceptional fresh 3 bedroom ensuite residence. 793m2 block. Full-length covered front terrace. Great floor plan of 134m2. \$790,000

HACKETT - 6/127 Rivett Street - EER 0.0

2 bedroom unit. Top floor corner position. North aspect. \$356,000

REID - 19 Anzac Park - EER 2.5

Amazing 2 storey 3 bedroom ensuite duplex in need of major work. \$1.240M

WATSON - 44/23 Aspinall Street - EER 6.0

Sensational spacious 1 bedroom apartment plus 2 balconies. Top floor corner position apartment with north-facing window. \$421,000

MACQUARIE - 38 Arndell Street - EER 2.0

Sensational family home. 4 bedrooms, ensuite, family room, study, rumpus room, inground pool. \$1.385M