

"Making the right moves in selling and renting"

13 Edgar Street,
PO Box 4008
Ainslie, A.C.T. 2602

Phone: 02-6257 2700
Fax: 02-6257 4598

www.wrightdunn.com.au

Email:

propertymanagement@wrightdunn.com.au
sales@wrightdunn.com.au

Updating Contact Details

Don't forget to update any changes to your contact details with us.

For changes please email
accounts@wrightdunn.com.au

Office Closure

Please note that our office will be closed on Monday 13 June 2016 for the Queen's Birthday Public Holiday.

**Electrical Safety Recall
Hager 'mono' range**

Products affected include:

AD310T—1 module RCBO 10A 30mA
AD316T—1 module RCBO 16A 30mA
AD320T—1 module RCBO 20A 30mA
AD325T—1 module RCBO 25A 30mA

These products have been sold nationally since July 2010. No other Hager branded RCBO's are affected by this recall.

A notice has been sent out for our tenants to advise us if the property has these products, at which point we will have an electrician check them. We will notify the owners if any work is required.

For more information, please visit
www.hagerelectro.com.au/6862.htm

If you do have any questions or concerns, please contact us at
admin@wrightdunn.com.au

Property Management News**ACTEW Downlight Upgrade Program**

ACTEW are running a downlight upgrade program -

"The Downlight Upgrade program, introduced in June 2015 as an addition to the existing Energy Saving House Call, offers all residential homes in the ACT the free replacement of existing, working halogen downlight bulbs to LED bulbs, where your lighting wiring meets Australia Standards and the LED bulbs are compatible with your current lighting circuits"

This is run as part of the energy efficiency program -

"It is a free energy efficiency program which provides and installs free energy saving products into the homes of ACT residents. These products include LED bulbs*, Compact Fluorescent light bulbs (CFLs) and door stoppers and are fitted by a certified installer at a time that is convenient to you"

If you are interested in this program and would like your property manager to arrange, at a mutually convenient time between ACTEW and your tenant please contact your property manager to discuss. For more information please go to the ACTEW website.

For information about the NSW Energy Savings Scheme go to
www.environment.nsw.gov.au

End of Financial year statements.

Once again this year we are providing the end of financial year reports free of charge to our owners. You will find them attached to your June statement.

Feedback

Please do not hesitate to contact me with any feedback or concerns at
sam@wrightdunn.com.au

Regards,
Sam Andrighetto

**Properties recently rented**

AINSLIE 3 bed home \$540pw
AINSLIE 4 bed home \$630pw
AINSLIE 4 bed home \$700pw
BELCONNEN 3 bed T/House \$450pw
BRADDON 1 bed apart F/F \$400pw
BRUCE 1 bed apart \$320pw
CAMPBELL 1 bed unit \$255pw
FLYNN 3 bed home \$370pw
FRANKLIN 1 bed apart \$300pw
GOWRIE 2 bed home \$450pw
KAMBAH 2 bed T/House \$350pw
KAMBAH 3 bed home \$440pw
KINGSTON 2 bed apart \$620pw
O'CONNOR 1 bed T/House \$370pw
O'CONNOR 2 bed apart \$440pw

Properties currently for rent

AINSLIE 3 bed home \$690pw
BELCONNEN 3 bed T/House \$440pw
BRADDON 2 bed apart \$470pw
BRADDON 2 bed apart \$550pw
DOWNER 2 bed unit \$370pw
DOWNER 4 bed home \$600pw
GOWRIE 3 bed home \$420pw
HACKETT 3 bed duplex \$550pw
KALEEN 3 bed home \$450pw
LYONS 3 bed home \$550pw
MACGREGOR 4 bed home \$420pw
WANNIASSA 3 bed home \$480pw
WATSON 3 bed home \$450pw

Sales News

Election and negative gearing is creating a few questions from buyers on the best time to purchase. However, investors are starting to make serious enquiries with the view to purchase prior to 30 June 2016.

I expect once the election is over and we know the elected government policies on the housing industry, the market will adjust accordingly.

Whilst there is pressure to help first home buyers, I can't see a great change unless state governments release more land for housing.

July/August will set the market for 2016 and if negative gearing is altered, expect rents to increase and current investors to hold their investment portfolios for much longer.

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

Cheers, Peter Andrighetto



Featured property



EVATT—4 Emerton Street AUCTION
4 bedroom ensuite residence. Double garage and rumpus room under. 779m² block.

Separate living room. Formal dining has spiral staircase down to double garage and rumpus room. Large kitchen family area, with access to covered rear deck entertaining area. Extra side parking for caravan or boat. Lovely location. EER 1.5

Auction—Saturday 18 June 2016 11:00am on site

On the market

EVATT—4 Emerton Street—4 bedroom ensuite residence.

Double garage and rumpus room under. Rear covered entertaining area. Extra side parking. EER 1.5

AUCTION— Saturday 18 June 2016 11:00am on site

AINSLIE—91A Officer Crescent—3 bedroom ensuite dual occupancy residence. Open plan living area. Great location. EER 5—**\$780,000+**

DOWNER—5/63 Melba Street—1 bedroom 1st floor unit in great location. Opportunity to renovate to suit your needs. Great first investment. EER 0—**\$220,000**

HACKETT—55 Madigan Street—Everything old is new again! 3 bedroom duplex, 2 new timber decks, opposite shops. EER 2—**\$685,000**

HALL—4 Gibbes Street—4 bedroom plus study, ensuite, rumpus. 2,027m² block. EER 0.5—**\$Negotiable**

HAWKER—10/42 Jinka Street—Sensational, spacious, single level, fully renovated townhouse . 3 bedrooms, ensuite, study and 2 living areas. EER 1.5—**\$700,000+**

QUEANBEYAN—19A Adams Street—Immaculately presented modern 2 storey 3 bedroom townhouse in a development of only 3—**\$449,000**

THEODORE—17/67 Ern Florence Crescent—Single level freestanding 3 bed townhouse with attached lock up garage. Opportunity to upgrade. EER 2—**\$350,000**

Sold/Under Offer

AINSLIE—28 Canning Street— 3 bedroom residence backing open space to Mt Ainslie Reserve. EER 1.5—**\$918,000**

AINSLIE—43 Duffy Street—Amazing 4 bedroom ensuite home with downstairs rumpus room EER 0—**\$942,500**

BRADDON—62/65 Ainslie Avenue—Large executive 1 bedroom 'Gatsby' apartment, northerly aspect, easy walk to CBD and Mt Ainslie. EER 6—**\$380,000**

BRADDON—22/53 Elimatta Street—1 bedroom plus study or 2nd bedroom 1st floor townhouse. Fantastic inner city location. Opportunity to renovate. EER 3.5—**\$330,000**

DOWNER—66 Blacket Street—RZ3—2 storey unit development 65% plot ratio subject to development controls, 736m² block. EER 0.5—**\$800,000**

HACKETT—6 Rivett Street—3 bedroom home, polished timber floors, separate kitchen. EER 2.5—**\$675,000**

KINGSTON—13/19 Leichhardt Street—Modern, spacious, light-filled one bedroom executive apartment in convenient location. EER 6—**\$435,000**

KINGSTON—17/19 Leichhardt Street—Quality 2 bedroom executive apartment in sought-after Kingston location. Location, lifestyle and amenity. EER 6—**\$677,500**

MELBA—7 Sampson Close—Large 4 bedroom home in elevated position with rumpus/studio and double garage under. EER 2—**Under Offer**

NARRABUNDAH—12/34 Leahy Close—3 bedroom split level ensuite apartment, open plan living area with amazing views. EER 5—**\$552,500**

On the market soon

AINSLIE— 2 storey, 6 bedroom, ensuite + study home.

HACKETT— 3 bedroom brick home. Carport and garage.

Auction

For Sale

Commercial Properties - For Lease

BRADDON—42 Mort Street

Unit 5—211.5m² approx. open plan, contemporary styled office premises. 1st floor

FYSHWICK—80-82 Wollongong Street

Unit 1B—123m² approx. shop front

NARRABUNDAH—18 Iluka Street

Unit 1—126m² approx. 3 separate offices, open central area, 2 x kitchenettes, 1 x bathroom. 1st floor

PHILLIP—43-57 Townshend Street

Unit 1A—56.65m² approx. shop front location

Contact Peter Andrighetto—0418 623 352

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 Jane to arrange an appraisal. Ph: 02-6257 2700.



Peter Andrighetto Reg Valuer NSW No 2411 - AAPI
 Principal
 peter@wrightdunn.com.au



Jane Waslin
 Licensed Agent
 jane@wrightdunn.com.au

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