

# COOK UP A STORM

A wood fired oven has been built at Wodonga West Primary School, for use not only by the school, but by the community at large.

With the help of a Grant from Wodonga City Council and support from volunteers including Thomas Moritz, Stephen van Aken, The Mens Shed Group, Michael Laubel and the Albury-Wodonga Slow Food Convivium, a dream has become a reality.

In 2008 the Wodonga West

Primary School was successful in becoming a Stephanie Alexander Kitchen Garden (SAKG) School.

Assistant Principal Sharon Mawby said "this meant we could continue our flourishing veggie patch and establish a kitchen with specialist staff to conduct the program".

Volunteers to assist with the SAKG and kitchen classes are required. Contact Sharon Mawby on 02 6024 1188 for more details.



• Michael Laubel with students from Wodonga West Primary School enjoying oven baked pizzas at the official opening. From L-R Caleb Jaratt, Emma Grattidge, Brianna Ballard, Sarah Carle, Michael Laubel, Nikeya Klippel and Tom Nolan



# WIN \$150 CASH



**Last Month's winner  
Jean King -  
Wodonga**

See last page  
for details

# 300 POSITIONS VACANT

## From July 26 to August 14

The Albury-Wodonga Eisteddford requires volunteers.

## CAN YOU HELP?

The success of the event relies on volunteers to act as door keepers, announcers, scribes and support to front of house and the smooth running of the Eisteddford events.

Each section, whether it's Dance and Music or Speech and Drama, Debating or Highland Dance has morning, afternoon and evening sessions. Entries are at record levels.

If you can help, please contact Traci 02 6040 0336 or Graham 02 6021 997 – training is available.



• Graham Oke, Chairman Albury-Wodonga Eisteddford Ltd

# SELLERS SAVE THOUSANDS

Property sellers are reaping the benefits from the dominance of online marketing over print media.

Time on the market has shortened, marketing costs have plummeted, the shelf life of online ads is longer and the need for upfront marketing costs has disappeared.

In recent times, buyers have demonstrated their absolute preference for the internet over all other forms of Real Estate marketing. The manner in which buyers now search for a property has changed forever.

It would be incorrect to say that print cannot find a buyer for your home in today's market place. A print campaign can still produce a buyer for you. The question that should be posed if you are being assured to market your home in a print campaign is-at **what cost** and at **whose cost?**

It is very easy to spend money that is not yours. This is why it is easy for Agents to recommend that sellers spend thousands on print marketing. **The Agents are not footing the bill.**

Also the benefit with internet marketing is email. It has given Agents huge reach with minimal cost. Details of a property can be emailed to over a thousand prospective buyers on a Thursday and as a result have ten inspections booked for Saturday. This creates instant interest from genuine

buyers at no cost to the owner. To reach over a thousand prospective buyers using print would cost thousands of dollars, also keep in mind most print is priced and sold based on "readership or circulation". As a property seller, you want buyers not readers!

Agents that have focused their marketing campaigns on the power of new media have risen to the challenge and are achieving less stress sales in a faster time frame for sellers.

If any Agent asks for money up front and 90 days to find a buyer **ask why, and why so long?**



Michael Williams – Director  
Drummond Real Estate

### Quote

"Be ready when opportunity comes ... luck is the time when preparation and opportunity meet".

Roy D. Chapin, Jr

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NO ADVERTISING COSTS**

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7 Days**





**THURGOONA**

**Step Beyond The Ordinary**

Into one of the smartest five bedroom homes you will ever see. A superbly appointed and very spacious interior includes new carpets throughout, extensive tiling and the comfort of gas heating and cooling plus lots more. A good practical floor plan with four separate living areas provides flexibility to be either formal or informal - a north-east opening living room opens to a great outdoor area. Open for inspection to suit you - call today.

**\$520,000**



**WEST ALBURY**

**Quality Class & Location**

Offering living areas facing a beautiful North to North East yard, this property enjoys all seasons of the year. With four large bedrooms plus study, two great living areas, modern kitchen and a finish that's got class and excellence, it's a must see. Call to book an appointment time to suit you.

**\$349,000**



**NORTH ALBURY**

**A Great Budget Priced Starter - Spacious, Potential**

If you are looking to get your foot in the door as a First Home Buyer or have an interest in an investment opportunity, have a look at this. Set on a large block that's ideal for future investment development (STCA), this three bedroom home is a great reno's delight. Within walking distance of all facilities, this affordable home won't last long.

**\$129,900**



**THURGOONA**

**Get The Full First Home Buyers Grant**

Smart brand new three bedroom townhouse comprising two living areas. Contemporary design with single lock up garage and stylishly finished inside and out. Take advantage of the First Home Buyers Grant before it's too late and get into the market with something new and exciting. Phone for an inspection time to suit you.

**\$285,000**



**LAVINGTON**

**First Home Buyers Or Investors ... Take note**

The clock is ticking for First Home Buyers so be quick. Here is a neat two bedroom brick veneer unit currently rented for \$130 per week. Ten in the block (two are available for sale), close to all facilities and includes separate toilet, dining area and single carport. Ideal for the FHB or investor to start out. Phone for an inspection time to suit.

**\$109,900**



**JINDERA**

**Lifestyle & Flexibility**

Generously proportioned three bedroom home on approximately 3.2 acre block. Includes a self contained fourth bedroom / studio or office with its own bathroom. Great aspect and comfort is assured with gas ducted heating and evaporative cooling. A double lock up garage plus three bay machinery shed, well developed garden and outdoor area with town water and natural gas add to the appeal. Open for inspection to suit you.

**\$499,000**



**ALBURY**

**Period Red Brick - "TALGARNO"**

Step back in time while you step up in comfort and convenience. Accommodation comprises three bedrooms plus a study. Includes gas ducted heating and evaporative cooling plus the cosy warmth of a wood heating just for those rainy days. Pressed metal ceilings and original windows maintain the charm of yesteryear. Side access to car accommodation located in the heart of Albury this is one that will be hard to beat. It oozes charm.

**\$375,000**



**LAVINGTON**

**In The Heart Of Lavington**

Smart two bedroom unit next to the Lavington pool and close to all Lavington's facilities. Could suit the First Home Buyer or investor. Includes single carport, freshly painted, remodelled kitchen and new split system air conditioning. Currently rented for \$125 per week.

**\$99,900**

**IT MAKES SENSE TO SELL AND BUY NOW** With low interest rates and lower prices your **CHANGEVER PRICE** will be lower  
**WE URGENTLY NEED HOMES TO SELL - CALL TODAY FOR AN OBLIGATION FREE ASSESSMENT**



**LAVINGTON**

**Huge Block In Great Location**

This is a great three bedroom home set on a 1064m2 (approx) block. Would suit First Home Buyers and investors alike. It boasts a new bathroom, two toilets, a large double garage with an additional two car carport. The home has a new 1000ltr water tank and ample area around to create a lovely family residence. Must be seen. Call to inspect at a time to suit you.

**\$224,900**



**NORRIS PARK**

**Complete Package**

Established three bedroom BV home with 2 bathrooms (one en suite) and large double garage. Boasts ducted gas heating, evaporative cooling and cooling and smart modern kitchen and bathrooms. An added bonus is the excellent block with plenty of access into back yard for caravan, boats etc. This is a great package and would suit retirees or the First Home Buyer alike. Call today for an inspection time to suit you.

**\$309,900**



**WODONGA**

**Perfect Starter**

Comfortable, neat and perfectly clean Brick Veneer home comprising three bedrooms, lounge, dining and kitchen etc. Includes gas heating, air conditioner and ducted cooling. Well positioned in inner West Wodonga within 1km (approx) from Target shopping complex, schools and other facilities. Value at this price. Open for inspection at a time to suit you. Call today.

**\$164,000**



**LAVINGTON**

**Light Bright and Airy**

Built to make the most of the aspect, this very comfortable 3 bedroom brick veneer has lots to like about it. Well fitted interior includes modern two Pak kitchen, comfort of gas heating and air conditioning. A private rear yard, extensive verandah and quite a large carport/shed are real bonuses. Open for inspection to suit you. Phone for more details today.

**\$205,000**



**TABLETOP**

**Lifestyle Living With Room To Move**

Conveniently located just north of Albury with easy access to the new freeway, location is hard to beat. Enjoy lifestyle living at an affordable price. Generously proportioned family residence with four bedrooms, study and separate rumpus/media room (or granny flat). Includes heating and air conditioning, ensuite, double LU garage, double carport etc. Good practical floor plan. Not to be missed. Inspect by appointment - phone today.

**\$425,000**



**THURGOONA**

**Room For The Growing Or Grown Family**

This ideal home is set to impress those needing five bedrooms with separate family/rumpus room. Features include main with ensuite, sunken lounge room with built in bar and shelving, a study and exceptionally generous dining room that opens out to private rear yard. Inspection by appointment.

**\$269,999**



**WODONGA**

**Next To The Park In Quiet Court**

Set at the head of a court, this excellent three bedroom brick veneer has plenty to offer. Well fitted interior includes built in robes in all bedrooms, gas heating & ducted cooling. There is also an extensive outdoor area, double carport & single lock up garage sized shed. Plenty to like about this one.

**\$189,950**



**TAWONGA - MONGANS BRIDGE**  
**Beside The Kiwa River**

Rare find set on 2.8Ha (approx) block literally across the road from the river. Comprises a partially renovated four bedroom cedar residence. Includes small dam, well, three phase power, concrete base for a shed and lots more. There is enormous potential here in this idyllic lifestyle setting. Inspection by appointment - call today.

**\$269,500**

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"Very good honest, down to earth service. Realistic expectations on price. Good not having open inspections."

David & Jenny Dow

**“BUT I’VE ALWAYS BEEN GETTING \$300 PER WEEK”**

It’s very interesting how some still believe that the market hasn’t shifted and it’s still very much the same as it was 12 – 18 months ago. Some still think that the rent that they were getting for their rental property over 2 years ago is going to be the same as it is today. Checked out the share market lately? It’s a whole lot different to what it was 2 years ago.

**Wake up! It’s 2009.**

It’s far better to have a good tenant at a reduced rent than no tenant at all. Vacant property generates NO income. Low interest rates may be alleviating a little stress at the moment but if you have a good tenant paying a little less than the market rent it certainly takes the worry out of having a vacant property. Vacant property is always a concern. If you’re not communicating regularly with your property manager then start looking around. We always state “working together always produces the best results”.

For more information go to our website - there you can check out testimonials from happy clients. You may wish to contact them direct.

**REMEMBER THE TOP TIPS WHEN INVESTING**

- Define your investment goals
- Residential property is best for capital growth
- Not all residential properties are created equal
- Land appreciates; buildings depreciate
- Appreciation must outweigh depreciation
- Balance of supply and demand affects growth
- Demand must outweigh supply



Myra Bloomfield – Director  
Drummond Real Estate  
Rentals

**COMMUNITY NOTICE BOARD**

**Albury-Wodonga Eisteddford**

July 26 – August 9  
300 volunteers needed. Please contact Traci 02 6040 0336 or Graham 02 6021 2997 if you can assist for morning, afternoon or evening sessions as door keepers, announcers or scribes.

**Mens Shed – Wodonga**

Now operating from Emerald House, Emerald Avenue, Wodonga – a meeting place for men to socialise, share experiences and provide volunteer support to the local community.  
For enquiries to participate contact Ron Lutton 02 6059 5836.

**Art Workshop**

With renowned Australian Landscape Artist John Wilson. Four fantastic days – Friday 18th September to Monday 21st September at CSU Albury Campus. Suit novice and experienced artists. Learn about the fundamentals of oil painting and complete at least 3 works. Cost \$380.00 – includes morning and afternoon teas. Further details – Peter Drummond. Ph: 0260 415755 or peter@drummondrealestate.com.au

**Relay For Life**

Border (Albury-Wodonga) RFL is now taking Team Registrations for this year’s event to be held at Albury North Football Ground, Alemein Avenue, North Albury on **October 24th and 25th**.  
To register logon to <http://www.relay.cancercouncil.com.au/>

and look for **BORDER 2009** under the Relay For Life events or pick up a registration form from Drummond Real Estate, Albury.

To LAUNCH the event and get fundraising up and going for the year, there will be a short meeting held on **Wednesday, July 1st - 6.30pm at the “Three Monkeys Tavern”**. Teams registered prior to the Launch will go into a draw for a prize drawn around 7.15pm.

Be a part of this fun overnight event where we honor the lives of people touched by cancer and work together towards the goal of a Cancer free society.



**JINDERA Service Station PLUS Residence**

Prominently positioned freehold property in the centre of Jindera Township. Land comprises approximately 2025m2 and included in the Service Station part of the package is a workshop, storage areas, showroom & offices etc. Adjoining is a near new superb modern four bedroom, two bathroom home that includes extra car accommodation and shedding at rear. This is a great business opportunity in a thriving township only a short distance to Lavington and Albury.

**\$649,950**



**WALLA WALLA Impressive & Quality Package!**

Offering a log cabin feel, but with the size and quality to match, this three bedroom home is a must see. Includes split system air con, enjoyment of wood heating and a large back yard with potential. Alert to First Home Buyers...if you are looking to get a foot in the door why not start with this one. Don't miss out, phone for an inspection time to suit you.

**\$149,000**



**ALBURY Ripe for Renovation**

Classic red brick Californian Bungalow with the traditional four room style. This solid brick beauty is ready to be lovingly restored to its former glory. Situated on a generous block in a convenient location close to central Albury, it's hard to go wrong. Phone for an inspection time to suit you.

**\$209,900**



**THURGOONA Country Style Living**

This is a great find in this price range. You will feel like you're living in the country yet this is city living. Includes a four bedroom home that boasts two living areas, a large kitchen, large bathrooms, walk-in robes, a rumpus room, comfort of ducted heating & cooling and a north facing Alfresco overlooking a pool. All this with plenty of room to move set on a 6977m2 approx block. Phone for an inspection time to suit you.

**\$450,000**



**NORTH ALBURY In One Of The Best Streets**

Just what you have been after. Great location near Albury Golf Course. Solid rendered brick and tile residence comprising two bedrooms with second living area / dining room or third bedroom. Partially renovated with near new kitchen, comfy appointments and lock up garage. Judge for yourself. Call today for more details.

**\$278,000**



**BETHANGA Away From The Hustle & Bustle**

Step beyond the ordinary into this spacious residence set on a private two acres. Enjoy the benefits of village environment with hotel, general store etc. About 20 minutes drive to Albury-Wodonga. Comprises some five bedrooms, formal and informal living areas (including billiard room) and 8 squares of garaging. Impressive inside and out. Inspection by appointment.

**\$495,000**



**WYMAH Lifestyle Living At It's Best**

Delightful rural environment where you can combine pleasure and a little business. This is a well developed lifestyle property with Murray River/Hume Weir frontage comprising a comfortable three or four bedroom home and permission for use as a caravan park. Comes with good shedding, tennis court, male & female amenities block. Set on 2.08 hectares, this is an opportunity to live, relax and enjoy at the same time as develop a long term business. Inspect by appointment.

**\$399,000**



**LAVINGTON 3 Bedrooms on a Budget**

This unit has the lot - three bedrooms, large lounge, full bathroom, heating and cooling and private courtyard. All of this close to Lavington's facilities. Open for inspection to suit you. Phone today.

**\$114,900**

**WANTED HOMES TO SELL WE HAVE HUNDREDS OF BUYERS WAITING. CONSIDERING SELLING? CALL NOW NO SALE - NO FEE NO ADVERTISING COSTS**



**WANTED HOMES/UNITS TO RENT WE HAVE CONSTANT ENQUIRY FROM QUALIFIED TENANTS. NEED YOUR PROPERTY LET AND MANAGED? CALL NOW**

It's your future!

Buying real estate, whether it be a home for your family or an investment property, is not something to be done lightly.

It is an important step toward your future happiness and security. It is one of those times in your life when you need sound advice from experts with many years of experience to guide you.

At Skinner & Associates one of our most satisfying areas of practice is helping people and protecting their interests throughout the conveyancing process on both sides of the Border.

Don't risk your future! Call us for an obligation free quote or to discuss how we can help you buy or sell your next property.



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Australian Chamber Orchestra

AC02 – Emerging Artists Ensemble

Leader: Helena Rathbone

Tuesday July 21, 2009 at 8:00pm

Albury Entertainment Centre

Book at Albury Entertainment Centre

Phone (02) 6051 3051

Adult \$39 Conc. \$32 u25 \$27



BE A WINNER

Attend the Rotary Community Market  
Tax Office Carpark, Albury

and be in the monthly draw for

\$150 CASH

Sponsored by Drummond Real Estate

Complete the coupon below and drop it into the box as you enter next Sunday. You have to be in it to win it.



Name: \_\_\_\_\_

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Email: \_\_\_\_\_

How often do you attend The Rotary Markets?: \_\_\_\_\_

Why do you come to the markets?: \_\_\_\_\_

What could we do to improve the markets?: \_\_\_\_\_

Drawn 11.45 am on the last Sunday of each month.