

# CHARITY RIDE

## Supporting the Albury-Wodonga Carers Accommodation

The Murray to Moyne Cycle Relay started 25 years ago when a team of women challenged the Port Fairy Apex Club and another team of local Port Fairy identities to ride in a relay from Mildura to Port Fairy in 24 hours. The idea was to raise money for the Port Fairy Hospital. \$10,000 was raised in 1987 and in 2009 1,435 riders representing 150 organisations raised \$1.25 million for hospitals and health related organisations in Victoria, New South Wales and South Australia. It is now run as a relay from Mildura to Port Fairy, Swan Hill to Port Fairy and Echuca to Port Fairy.

This year in windy conditions approximately 1,700 riders took part. An Albury Wodonga team "Chiropractic for Health" (team number 70) rode the Swan Hill to Port Fairy leg over 2 days, a distance of 533 kilometres. It had ten riders and two support crew. The team was made up of two groups of three and one of

four riders. One group usually rode twenty five to thirty kilometres at a time and then had a break for an hour while another group took over.

For the last part of the relay from Hamilton to Port Fairy the whole team rode 96 kilometres in one go. **The money the team raises will go to the Albury Wodonga Carer's Accommodation Appeal.**

The team this year included Mark Stacey a paramedic, Mike Taylor an emergency physician, David Boonzaayer a farmer, Leo Mason a pharmacist, Troy Gabriel a carpenter, Chris Rosvall a graphic designer, Janelle Tasker an orthotist, Warwick Tasker a chiropractor, Jeff Black a nurse and Mark Carter a chiropractor. The support crew were David Dow and David Thurling from the Rotary Club of Albury North. Major sponsors were Cooks Bus Services and Advantage Graphic Design and Print.



• Team finishing in Port Fairy



• Road from Hamilton to Port Fairy

**The Team at DRUMMOND REAL ESTATE wish everyone a safe and HAPPY EASTER**



## WORTHY CAUSE STILL REQUIRES YOUR SUPPORT

The public appeal to raise \$2.5 million towards the \$5 million project for the Albury-Wodonga Carers Accommodation is being well supported by local organisations. Events such as the Murray to Moyne Cycle Race are all helping to reach the target required. The partnership between Zonta International, the Rotary Club of Albury North, Lions International District 201-V6 and Fight Cancer Foundation still require support from corporate and private donors. If you can help please contact Mr Eric Wright at the Fight Cancer Foundation Ph: 03 9342 7888.

Mail to: Locked Bag AAA, PO Carlton South, VIC 3053 or,

email at: [savealife@fightcancer.aug.au](mailto:savealife@fightcancer.aug.au).

Donations can be made at [www.fightcancer.aug.au](http://www.fightcancer.aug.au)

## To Open or Not To Open?

**Open Inspections** leave you exposed to the risk of 'games' being played by prospective purchasers. There have been cases where a purchaser, who was interested in a property, spoke loudly and negatively about it during the open inspection in the hope of discouraging other purchasers. Whether this tactic succeeded or not is irrelevant – why risk exposure to such tactics?

There have been cases of theft during open inspections and opinion is divided as to whether the home owner is covered by insurance in such circumstances – after all, the thief was invited into the home.

From a professional selling perspective, only people who are qualified to purchase should have the right to inspect a property, and they should be allowed to do so at a time

most suitable to them and to the home sellers, not the agent.

Although open inspections are more convenient for the agent, who only has to serve each seller for one hour per week, some agents believe in an old fashioned concept called SERVICE.

If your agent is happy to offer you, and your potential purchasers, better service by taking buyers through one at a time, you may find this service leads to a higher price for you.

"How to Get the Highest Price for Your Property"  
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Peter Drummond – Director  
Drummond Real Estate

### Quote

"If you want to succeed you should strike out on new paths, rather than travel the worn path of accepted success."

John D Rockefeller

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### TABLE TOP

#### Stunning Lifestyle Home

Exciting four bedroom lifestyle property with that bit of extra flair. Set in recently established gardens on a 957m<sup>2</sup> (approx) allotment. Designed to make the most of aspect and outlook you will be impressed by the views to Table Top Mountain. Elegance is a word that can easily be used with a spectacular kitchen living area and separate family/lounge room. This is also a practical and liveable family home with all those little extras. You will be impressed by its difference. Inspection by appointment.

**\$590,000**



### ALBURY

#### King Sized Comfort

If you're after size in every facet of a property this will be perfect for you. This enormous six bedroom home will fit your criteria. Renovated throughout, this 1930 circa home brings a new meaning to open living with a huge open kitchen adjoining the living and lounge area, a master bedroom with very large ensuite and WIR. Features include high ceilings, polished floorboards, three phase ducted reverse cycle air conditioner and a massive backyard. Call now to inspect at a time to suit you.

**\$575,000**



### ALBURY

#### Stunning Views With Potential

Set in one of the most sought after streets in Albury. Stunning views over central Albury and beyond. Two bedroom, half finished home has so much potential. Renovated kitchen, adjacent living area, master bedroom with beautiful views and reverse cycle ducted heating and cooling. This home also has a separate two bedroom bungalow directly behind it which could be joined onto house. If you have what it takes to finish this potentially stunning home, call now.

**\$430,000**



### SOUTH ALBURY

#### Four Blocks To Dean Street

Generously proportioned four bedroom home on 674m<sup>2</sup> approx block. Includes a well fitted kitchen, very spacious living and lounge/dining room opening to an elevated timber deck at rear. There is a double lock up steel garage and an above ground pool, modern bathroom with spa bath and separate laundry. Rare find in this area. Inspection by appointment, call today.

**\$245,000**



### ALBURY

#### If Position Counts

This handsome three bedroom home plus study located in central Albury could be the perfect opportunity to buy into the market. Features high ceilings, two open fire places, polished floorboards and a cellar in the kitchen. Also includes refrigerated air conditioner, BIRs, ceiling fans in all bedrooms, and a great sized yard with carports and garden shed. This could be a great home to enjoy the present whilst investing in the future. A short walk to all local amenities. Call now to inspect at a time to suit you.

**\$249,500**



### SPLITTERS CREEK

#### Peace & Serenity So Close To Town

Sitting beautifully in the valley this three bedroom plus study character filled farm cottage on roughly six acres feels warm and inviting. Features polished floorboards, wood heater and adjoined dining area with spectacular aspect and magnificent views you are sure to feel at home. Extras include evaporative cooling, reliable water supply, 9x6 metre shed with double roller doors and power plus an additional carport. Call now to inspect today, you won't be disappointed.

**\$440,000**



### WALLA WALLA

#### 33.3ha Farmlet Retreat

Set on the outskirts of Walla Walla this desirable property offers a rambling four bedroom homestead plus excellent farm shedding and yards with three megalitre dam and town water supply. Includes two bathrooms, hydronic heating and the big wide hallways and rooms of yesteryear. There are stock yards, cutting ring, silo and lots lots more. Maybe this is just what you are after. Call today for more details.

**\$465,000**



### LAVINGTON

#### More Than Meets The Eye

This may appear to be your normal three bedroom brick veneer, but there is much more here. A fantastic north facing rumpus/living room on the back of this house adds a real dimension to the home. There is also a massive four car double brick garage/workshop in the backyard with outdoor entertaining adjacent. With a well appointed interior this could be the one for you. Open to suit you so call today.

**\$239,900**

## FLATS FOR SALE



### ALBURY

A unique opportunity comprising 6 x 1 bedroom flats and 1 x 2 bedroom unit subdivided into two lots. Return approx \$50,000 in present condition. Excellent 1473m<sup>2</sup> (approx) allotment near Mercy Hospital. Renovate, extend or subdivide.

**\$650,000**



### LAVINGTON

Renovated block of units comprising 3 x 2 bedroom and 1 x 3 bedroom each with a carport space. All feature their own private courtyards with decks. Situated in an excellent position. Currently returning \$36,140 approx fully let.

**\$520,000**



### NORTH ALBURY

Neat and well maintained block of units (2 x 1 bedroom, 1 x 2 bedroom) that already have new kitchens & bathrooms. Rents could easily be increased to improve revenue with current rents returning just under \$19,000pa.

**\$299,000**



### WODONGA

#### This Is The Perfect Starter

Neat three bedroom brick veneer on generous 670m<sup>2</sup> (approx) block. Comfortable appointments include a re-modelled kitchen, gas heating and air-conditioner. Set in a quiet court position and only a short walk to shop nearby. Great back yard with park at rear for kids to play plus double carport. Well worth consideration. Perfect for starters or investors. Open for inspection to suit you - call now.

**\$189,000**



### LAVINGTON

#### Rent Or Reside

With two good sized bedrooms, a lock up garage and a private yard there are some strong options available here with this great unit. Currently let at \$170 per week this property could suit an investor, but the lease has expired so vacant possession can also be offered. Includes generous kitchen, gas heating, air-conditioning and separate bathroom, laundry and toilet. Worth consideration. Call now to arrange an inspection time to suit you.

**\$149,000**



### LAVINGTON

#### When Position Counts

Located only a few hundred metres from Lavington shops this rear unit includes two bedrooms, good sized private rear yard and lock up garage with remote roller door. Spacious interior boasts a full kitchen, separate laundry and bathroom and comfort of gas heating and air-conditioning. This is quite a package and well worth consideration. Call now. Inspection can be arranged at a time to suit you.

**\$174,500**

### LAND

**CHAD TERRACE** **\$145,000**  
Superb prestige home site of approx 1379m<sup>2</sup>. Excellent aspect & outlook amongst quality homes. Elevated position backing onto open public space with all services available.

**MOET PLACE** **\$210,000**  
Stunning views set amongst prestigious homes and close to Lavington and Albury facilities. It's the last block available in this street and consists of 1686m<sup>2</sup> with all services available.

**EBDEN ST** **\$349,500**  
Huge 2257m<sup>2</sup> (approx) development site only 1.2kms (approx) from Dean Street. The site includes a house requiring demolition making way for the fantastic opportunity of building a six unit development (STCA).

**MALAGUENA AVE** **\$132,500**  
Superb 1276m<sup>2</sup> (approx) site fenced on two sides and elevated in established residential area with views to the mountains. Ideal large home site or excellent multi unit development site (STCA).



### NORTH ALBURY

#### Practical Family Residence

Generously proportioned three bedroom brick veneer home with a north facing living area opening to an extensive deck and covered patio. Includes a study, two main living areas with ensuite and double lock up garage. Gas ducted heating and evaporative cooling plus court position with a private secure rear yard add appeal. Currently let at \$330 per week on a six months lease. Inspection strictly by appointment.

**\$315,000**



### WODONGA

#### Luxurious Living

Exciting, modern two storey residence of generous proportions. Four bedrooms plus a study (or fifth bedroom), three separate living areas includes large family room, formal lounge and dining room plus upstairs rumpus/utility room - space for the whole family. This home includes all life's luxuries such as ducted heating and cooling, spa bath, delightful alfresco dining area with views, three toilets, extra large garage and paved outdoor area. Open for inspection to suit you - call today.

**\$429,000**



### WEST ALBURY

#### As Good As It Looks

In fact it is stunning. Comprising four bedrooms, three living areas and three bathrooms set on two levels on the fringe of Monument Hill. There is room for the family to live together or just get away as necessary. With almost every conceivable extra included it will impress. There is ducted heating and cooling, central vacuum system, spa bath and more. With low maintenance and fully landscaped gardens, the north facing living areas and delightful timber deck boast bush land views. Call today for more details.

**\$429,000**



### ALBURY

#### Professional or Residential

Former medical premises that could be used for a similar purpose (STCA) or converted back to a very comfortable home. Circa 1930 and comprising six main rooms, bathroom and two toilets. Set on a corner allotment with side street access and plenty of parking including double carport. Classic features throughout for a property from this era with superb ornate ceiling roses. There is plenty of scope here. Inspect by appointment. Call today for a time to suit you.

**\$395,000**

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# EMERGENCY REPAIRS - WHEN TO ACT!

As a property investor, it is important for you to understand what an *emergency repair* is and how the management of this type of repair differs from a general routine repair.

An *emergency repair* relates to work that needs to be undertaken to rectify the premises or inclusions and the repair will generally have a direct impact on the tenants' immediate living conditions, health and/or safety.

These could be a blocked water or sewerage service; a broken toilet system; a serious roof or gas leak; a dangerous electrical fault; flooding, serious storm; fire or impact damage; failure or breakdown of the gas, electricity or water supply; a fault or damage that makes the premises unsafe/insecure; a fault or damage likely to injure a person, damage the property or unduly inconvenience a resident of the premises; a serious fault in a staircase, or other common area of the premises that unduly inconveniences a resident in the gaining of access to or using the premises.

In most states, the tenant may have the right to engage a suitably qualified person to carry out emergency repairs to the premises up to a certain dollar value if they have: (1) Been unable to contact or notify the landlord/agent or nominated repairer (2) Give notice that emergency repairs are needed but the repairs have not been made within a reasonable time.

As a property investor, it is important to understand that when dealing with emergency repair requests, swift action in attending to the repair will ensure that we as your agent have control of the spending - not the tenant.

You can be assured that at your managing agent, our focus is always to minimise your hassle and maximize your income.



Myra Bloomfield - Director  
Drummond Real Estate  
Rentals

## COMMUNITY NOTICE BOARD



### Relay For Life

The Border (Albury-Wodonga) Relay for Life volunteer committee members are preparing for this major FUNDRAISING event once again. The first two committee meetings will be held at the "Three Monkeys' Tavern" on Tuesday 12th April and Tuesday 3rd May at 5:30pm and NEW committee members are invited to attend. For further details please contact Annabel Macdonald at annabelmc@nswcc.org.au



### The Border Mail Farm & Water Expo

Proudly brought to you by the Rotary Club of Tallangatta. Thursday, April 28 from 9:00 am at the Tallangatta Showgrounds. Over 100 exhibitors - exhibiting all farm, water and information needs for the future. Craft and clothing stalls, free craft workshops, fashion parades, patchwork demonstrations and Monster Raffle. For more information and site registrations please contact Charlie Trenchard on 0409 448 950 or 02 6071 2821 or visit www.farmandwaterexpo.com



### ROTARY COMMUNITY MARKET

Every Sunday 8:00am to 12 noon  
Tax Office Car Park, Townsend Street, Albury.

### EAST ALBURY Investment Opportunity



#### FOUR BEDROOM COTTAGE

Very comfortable home with generous sized living areas, modern kitchen and bathroom. Set on 492m2 (approx) block. With carport and private low maintenance backyard. Currently set up for student accommodation generating about \$23,040 pa gross when fully let.

\$199,000



#### THE FIND OF THE YEAR

Near new three or four bedroom home on small 446m2 block (approx). Includes formal lounge, spacious day to day living area, alfresco dining area, ensuite to master bedroom, double lock-up garage and the comfort of ducted heating and cooling.

\$298,500



#### PAIR OF UNITS

Two near new three bedroom townhouses with gas ducted heating and air conditioning. A formal lounge, a fully tiled living area opening to an outdoor area and private yard add appeal. Single lock up garage with each unit. Currently returning about \$46,050 pa fully let. Inspection by appointment.

\$465,000

OR PURCHASE AS A WHOLE at \$950,000



#### LAVINGTON Light, Bright And Beautiful

This beautifully presented three bedroom home set in a quiet court location could well be worth your time inspecting. With an eye-catching landscaped native garden, single lock up garage plus carport and private outdoor entertaining area this is a home for everybody. With ducted gas heating, evaporative cooling and ceiling fans climate is covered, good sized living areas, renovated kitchen, two toilets, and electronic security blind this home must be seen to be believed, phone now to inspect at a time to suit you.

\$225,000



#### NORTH ALBURY Neat Starter & Great Position

Get into the market with this extremely well presented three bedroom starter home. Ideal for the young family or the investor. There's everything needed for comfortable living now with the opportunity to renovate and update later. Position is fantastic, close to Centro Lavington and schools. Recently repainted, includes large single garage plus carport behind a secure gated rear yard, ceiling fans and bright kitchen with a near new stove. Call now to inspect.

\$179,000



#### WODONGA Your Search Is Over

Set in a family friendly street, this well positioned three bedroom home could be ideal for the family to establish themselves for the future. Close to schools, shops and University it comes complete with good sized living areas, outdoor undercover entertaining area, garden shed and double carport. Other extras include, evaporative cooling, gas wall furnace, modern kitchen, BIR in all bedrooms and an ensuite in the master. This home is priced to sell now, so call to inspect at a time to suit you.

\$239,500



#### THURGOONA Easy Style, Living & Family Friendly

Located in a quiet central court this is a well presented two storey brick veneer home, which really has that 'homely' feel about it. Features include four bedrooms, (ensuite to master not yet completed) spacious living areas, two refrigerated air-conditioners and a gas wall furnace. With a double lock up garage, single access at rear plus outdoor entertaining area and low maintenance gardens this is a neat family home at a realistic price. Call now to inspect at a time to suit you.

\$249,500



#### ALBURY Genuine Splendor

Smart stylish contemporary styled town house on two levels with spectacular views over the city of Albury. Superbly appointed with every conceivable extra including granite bench tops, spa bath and more. Ground level includes large open living area, gourmet kitchen, ensuite to master bedroom, laundry and double LU garage. Upstairs is a personal living area, kitchenette, three bedrooms and main bathroom. Climate is controlled on both floors with air-conditioning and you will be most impressed by the quality finish throughout. Luxurious, low maintenance living.

\$615,000



#### NORTH ALBURY Development Options Abound

This unique 8866m2 (approx) site in Waugh Road is like a city farmlet and offers a multitude of options (STCA). Potential for a lifestyle property in town, a home office or business property, a residential development site for seniors housing, multiple units or standard home sites. Also includes a substantial residence on two levels with a second kitchen, rumpus and large freestanding multipurpose room. Consider the flexibility. Call today for further details.

\$449,000



#### SPRINGDALE HEIGHTS Not A Cent To Spend

Meticulously renovated two bedroom home unit. Includes separate bathroom and laundry and comfort of gas heating as well as split system air-conditioning. A single lock up garage is a bonus along with the near new tiling, carpets, blinds and light fittings. Handy position to schools and shopping facilities within approximately 1km. It will be easy to fall in love with this one. Open for inspection to suit you. Call today.

\$149,500



#### LAVINGTON Four Bedrooms Plus Granny Flat

Comprises a generously proportioned smart four bedroom two bathroom home on a superb 1290m2 (approx) allotment that includes an extra living room with kitchenette and separate or fifth bedroom - ideally suited as a granny flat or teenagers retreat. Also boasts a double lock up garage plus lock up brick workshop/studio. Obviously it has lots of extras such as ensuite, heating, cooling and more. Well worth consideration. Open for inspection to suit you.

\$399,000

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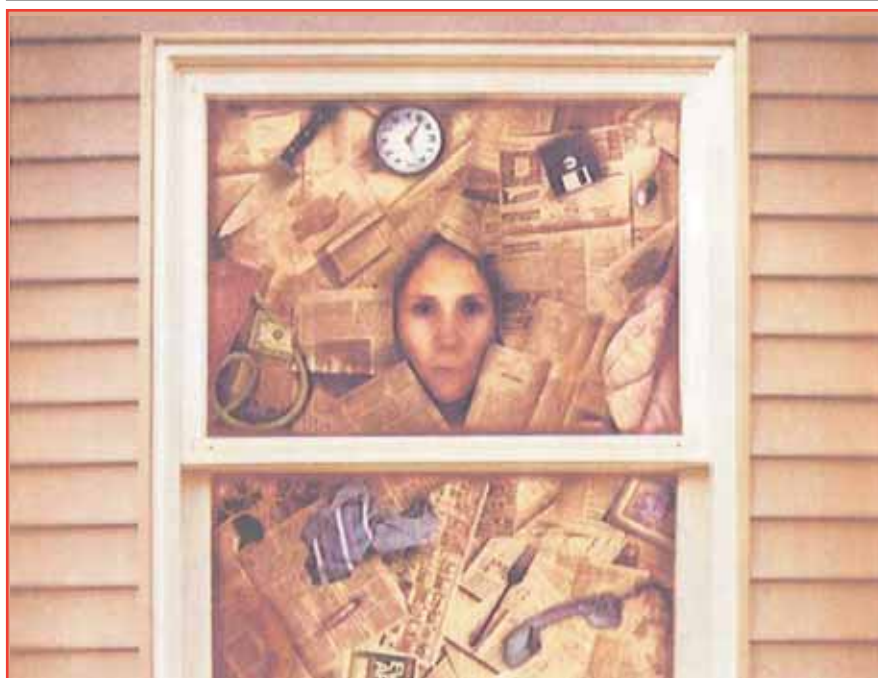
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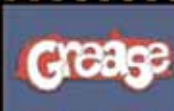
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