



35th Wodonga Carols

by Candlelight

"A time to celebrate and sing"



Wodonga's Carols by Candlelight, to be held on Sunday December, 19 at Willow Park provides a great opportunity for the community to celebrate in song. For many this is a tradition where family and friends meet, relax in a parkland environment and sing along to old favourites. With the exception of the performers the traditional program hardly changes from year to year. A strong emphasis is always on the development of local performers both on and off the stage.

As with previous years the program will

be broadcast live from 7.30pm on 1494 2AY. It will be hosted by Sandra Moon and available over the internet. Last year many households used the broadcast as the background music for their own Christmas celebrations.

With plenty of space, Willow Park is a great place for a picnic. An Apex barbeque and other food providers will be available from 6.00pm onwards. Pre-Carols entertainment will be provided by local performers: Tayla Daghish, Chloe Groeber, Clare Jones and the Wodonga Primary

Schools Choir. At 7.30pm the main program starts with all performers supported by the 30 piece Wodonga Brass and 40 voice Sing Australia choir.

The event is presented by the City of Wodonga and Wodonga Brass, with significant support from Hume Building Society, Centro Wodonga, PGC Security, Wodonga TAFE, Hume Event Hire and 1494 2AY. Admission is free with proceeds from candle sales and any donations going to Wodonga Regional Health (Wodonga Hospital).

Date: Sunday, December 19

Time: Pre-Carols entertainment and BBQ from 6:00pm, Main Event 7:30pm until 10:00pm

Venue: Willow Park, Nordsvan Drive, Wodonga

Admission: Free



Albury/Wodonga Yacht Club Proudly presents: SAILABILITY

'Sailing For Everyone' – SEASON 2010/11

This program continues to grow from strength to strength for the Albury/Wodonga Yacht Club and provides people of all abilities access to sailing in the local area with expert assistance from Yacht Club members.

Albury/Wodonga Yacht Club – Old Weir Road, Lake Hume, Wodonga (15km from Albury/Wodonga)
9am – Cost \$5 (insurance) – ALL WELCOME!

Contact Details: Rob Newman
Access for All Abilities Phone: (03) 57210250
Email: rob.newman@thecentre.vic.edu.au
Donald Thomson Sailability Co-ordinator
Ph: 02 60231339 Mobile: 0413 486 996
**Registrations essential – Please contact Rob or Donald to register your attendance or interest in the 'Sailing for Everyone' 2010/11 season.

2010/11 Program Dates

- Saturday 11th December, 2010
- Saturday 15th January, 2011
- Saturday 5th February, 2011
- Saturday 26th March, 2011



The team at
Drummond Real Estate
extend their warmest wishes
to you for a safe and
Merry Christmas
and a very
Happy New Year



Quote

"A smile is the beginning of peace."
Mother Teresa

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ALBURY
Forrest Hill Classic

Spectacular city views are just part of the appeal of this superb three bedroom brick veneer home. Generously proportioned rooms and a great backyard with double garage and workshop underneath provide enormous scope for the future. There is good access to the backyard and room for a pool. Right now it's perfectly presented so you can just move in and relax, but it's also ripe and ready to renovate and/or extend when you're ready. Worth consideration in this position. Open for inspection to suit you - call today.

\$435,000



BETHANGA
A Masterpiece

Magnificent family home carefully built with meticulous detail. Situated about 20 minutes drive to Albury-Wodonga and well positioned in a delightful village environment. Comprising five bedrooms plus study, billiard room, an 8 square garage and approx 2 acres of land. This generously proportioned and superb family home needs to be seen to appreciate its value and lifestyle possibilities. Inspection by appointment.

\$455,000



CUDGEWA (NEAR CORRYONG)
Escape To The Country

Step beyond the ordinary - Artistic, different and delightful cottage oozing charm and intrigue. Includes three bedrooms (or two plus a spacious upstairs studio), excellent kitchen, lounge, dining and more. Set in a superb garden on approx half acre with sheds, garage and town water. Ideal home or excellent holiday home in this delightful rural environment about 12 kms from Corryong. Phone now to arrange an inspection to suit you.

\$225,000



WODONGA
Two Storey Luxury

Exciting, modern two storey residence of generous proportions. Four bedrooms plus a study (or fifth bedroom), three separate living areas that includes large family room, formal lounge and dining room and upstairs rumpus/utility room. There's 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.

\$449,000



EAST ALBURY
Great Package - Great Position

This rendered brick home is located in a popular part of East Albury opposite a park and within easy walking distance to Albury CBD. Smartly renovated this delightful home includes three bedrooms, polished floorboards, ducted heating and cooling, single carport with roller door, small yard and outdoor entertainment area. You need to inspect this one - phone today.

\$281,500



JINDERA
Service Station & 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 and offices. 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.

\$499,000



LAVINGTON
Complete & Waiting For You

Seldom do we see a house presented in this way. With a re-modelled kitchen and bathroom along with quality carpets and drapes this excellent three bedroom home is ready and waiting for you. A good paved back verandah and flat, easy maintenance backyard, plus the comfort of ducted heating and cooling leaves little to be done. Well set up for owner/occupier, but would also work well for an investor. Open for inspection to suit you. Call today.

\$230,000



WEST ALBURY
Terrace Like Townhouse

Exceptionally well presented two bedroom home unit with its own frontage and private back yard. Generously proportioned it boasts the comfort of air-conditioning and gas heating plus walk in linen store, walk in robe in main bedroom and walk in pantry. Ideally suited to owner/occupier or investor. Located on the west side of Monument Hill means it is not all that far to the city central. Open for inspection to suit you. Call now.

\$199,000

**DEVELOPMENT
POTENTIAL
5.6ha
\$795,000**



Your Future Is Here

Superior new home on a magnificent 5.6ha (approx) allotment with development potential. This is one of those opportunities - buy, live and enjoy an existing home and surrounds, then capitalise on the potential - adjoins existing residential subdivision. Comprises a very generously proportioned home with four bedrooms and a study, stunning ensuite and walk in robe to main bedroom, a superb outdoor living area and in-ground pool. Huge double garage and storage underneath, plus a five bay shed and lots more. Call today for more details.



LAVINGTON
Resort-Lifestyle Living

Imagine finding your dream home all ready and waiting for you. Well this could be it. It has a delightful in-ground pool and fountain, an adjoining outdoor living area with lights, TV points etc. It's perfect for parties! This superb home has had a makeover in the kitchen, bathroom and laundry with a large family room extension overlooking the resort style rear yard plus its also comfortable with gas ducted heating and evaporative cooling. You have to see it to believe it. Open for inspection to suit you.

\$279,000



LAVINGTON
Huge Rumpus & Shed

A fantastic north facing rumpus/living room on the back of this house adds to its livability, comfort and appeal. Add to this a very big (approx four car) brick garage/workshop and you will have to agree this is quite a package. With a well appointed interior, which includes gas and wood heating as well as air-conditioning there is not much more you could need. This is one that you could fall in love with easily. Open for inspection to suit you.

\$259,500



LAVINGTON
Loads Of Space - Great Value

Ideal family home or investment opportunity offering three double bedrooms, separate dining, lounge and spacious family room. Featuring large kitchen, ducted cooling, gas heating and covered outdoor living. This solid brick home close to shops, parks and schools is situated on a large 840m² block (approx) and has a double lock-up garage and secure/high fencing. Open at a time to suit you.

\$234,500



LAVINGTON
Cottage Charm

Old world charm with modern features gives this double brick home a certain alluring appeal. Featuring a modern kitchen and bathroom, it also has the comfort of gas heating and reverse cycle cooling. With the added bonus of a single carport as well as a single garage and its proximity to Jelbart Park and all of Lavington's facilities, this one has the lot. Currently let at \$220 pw. Phone now to make an inspection time to suit you.

\$179,950



NORTH ALBURY
Convenient & Quiet Position

The perfect package - well located four bedroom home in a quiet court position. Set on an excellent 943m² block with great aspect. Huge covered outdoor living area as part of a generous secure and child friendly backyard adds real appeal. Comfy appointments include an ensuite, ducted gas heating and evaporative cooling and an extended double lock up garage/workshop - a bonus for the handyman. Open for inspection to suit you - call today.

\$324,500



NORTH ALBURY
Full Of Surprises

Generously proportioned four bedroom and two bathroom family home on huge 1074m² (approx) block. There is lots of potential here but it already has two living areas, outdoor deck and the comfort of ducted cooling. Can be renovated and/or extended or even subdivided or developed (STCA). Call today to arrange an inspection to suit you.

\$259,500



ALBURY
Step Back In Time - Up To Luxury

A complete makeover inside and out has made this home into a luxury "town house". Comprising two bedrooms and a library/utility/study room this home has been opened up to make the most of the living space inside and appreciate the landscaped exterior and fantastic in-ground pool. Other added features are the delightful Art Deco fixtures, ducted heating and cooling, a double lockup garage and private secure yard plus lots of other appealing attributes. You will be impressed for sure. Inspection by appointment - call today.

\$379,000



NORTH ALBURY
Affordable Family Living

Smart modern three bedroom residence on 595m² (approx) block. Comprises large open living area opening to a secure north facing rear yard and generous alfresco dining area under the main roof. Also includes a separate formal lounge/media room or rumpus room and year round comfort of ducted gas heating and cooling. Open for inspection to suit you. Call now.

\$269,000

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COMMUNICATION IS THE KEY

If you're looking to sell your investment property, it is important to communicate with the tenants, as they can often feel like their privacy and quiet enjoyment has been invaded. If you get a tenant offside, it can cause unnecessary challenges and inhibit your ability to quickly sell the property.

For this reason, it is important that as your managing agent we are first notified of your intention to sell. Over time we have developed and established a great working relationship with your tenant and we are best equipped to approach them and discuss options, such as inspection times and how best to present the property. We communicate regularly with them and keep them informed and involved in the selling process, so that when the property is sold, we are in a position to assist them with the relocation into another investment property.

Just a thought! – If your tenant is proving to be difficult with inspection times, you may wish to consider offering the tenant an incentive, such as a free rent period or dollar value to help with removal costs if the property is sold within a period of time. This

may also motivate the tenant to take extra care in the presentation of the property and allow more frequent inspections.

Being a tenant in an investment property that is on the market for sale can create a lot of stress and anxiety and can be very unsettling, as you can imagine. We like to think that we take the time to care for the needs of all our clients.

Remember when dealing with others particularly your tenants; always keep in mind this little saying, *"Thank you and please are two little keys that open many doors, use one it opens some, use both it opens more"*.

If you are thinking of selling, please call us and we will guide you. The tread softly approach always works better if you discuss your situation with your tenant and managing agent.

We take this opportunity to wish all our clients and readers a very happy Christmas and a great 2011.



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



CAROLS BY CANDLELIGHT

Get into the Christmas spirit and join one or both of the Carols by Candlelight

Albury

Wednesday, December 15 from 6:00pm at QEII Square, Dean Street.

Wodonga

Sunday, December 19 from 6:00pm at Willow Park, Pearce Street.



ROTARY COMMUNITY MARKET

Every Sunday 8:00am to 12 noon
Tax Office Car Park, Townsend Street, Albury.
No market December 26.

BOOK YOUR SPACE NOW

If you would like to advertise a Community Event in our newsletter.

Please contact:

Peter Drummond on 02 6041 5755



NORTH ALBURY A Great Starter Investment

Why wait longer. Here is a block of three units comprising 2 x 1 bedroom and 1 x 2 bedroom. These units are neat and well maintained and already have new kitchens & bathrooms. With current rents returning just under \$19,000pa, rents could easily be increased to improve return. Located close to all facilities, these units are well worth consideration. Don't miss this one.

\$299,000



NORTH ALBURY On The City Fringe – 5 Bedrooms

Set in a quiet court position on a neat established 3158m² (approx) block this superb five bedroom family home offers lots of appeal. Only 5.0 km to Albury CBD by road (approx) and even shorter to ride or walk. There is room to live and play with an elevated alfresco dining area overlooking a superb in-ground pool. Includes formal and informal living areas, big kitchen with huge pantry, enormous laundry etc. It is one you must see. Open for inspection to suit you - call for more details.

\$499,000



SPLITTERS CREEK Tranquility

Nestled near the end of the valley this endearing 2.4ha (approx) farmlet offers all that you might desire in a private rural environment. Comprises a comfortable home full of character and charm of three bedrooms plus a study, spectacular aspect and view. Reliable water supply, large shed and lots more. Will appeal. Open for inspection to suit you.

\$475,000



TABLETOP Perfect Lifestyle Choice

With freeway access you are in town before you know it. Set on a well fenced and perfectly developed and maintained 1.04Ha (approx) allotment, this superbly presented four bedroom home offers lots to like about it. Great aspect, north facing outdoor area, formal and informal living areas, an ensuite and the comfort of ducted heating and cooling add to its appeal. A double garage, double carport, separate workshop/shed and an animal enclosure are further attractions. You'll be impressed - we were.

\$445,000



THURGOONA When Quality Counts

Smart executive residence comprising generous four bedroom accommodation. Most impressive family home with comfort of gas ducted heating, evaporative cooling and ensuite plus a superb tiled family room opening to a north facing back yard. Set in a court position there is also a double garage with direct internal access and a park of the rear. This is one of those that will stand out in the crowd. Inspect by appointment. Call today.

\$329,000



EAST ALBURY Genuine Red Brick Renovator

Conveniently located within walking distance of the City Centre (less than 1.0 km) this solid residence is ready and waiting for the enthusiastic renovator. Set on a 736m² block with side access there is room to extend or develop the rear yard (STCA). Although it's basic it is very liveable and comprises four main rooms, an enclosed rear veranda, ducted air-conditioning and a garage and shed at rear. Heaps of potential here. Open for inspection to suit you - phone for details.

\$235,000



EAST ALBURY Investment Opportunity

Four unit strata title complex that can be purchased as a whole or in part. Comprises four homes on three titles.
Unit 1 – \$199,000 Older style aluminium clad with four bedrooms.
Unit 2 – \$298,500 Near new four or five bedroom home with ensuite, double garage and ducted heating and cooling.
Unit 3 & 4 \$465,000 Two near new homes of three or four bedrooms with lock up garage and air-conditioning.
Units 1 – 4 \$950,000 all inclusive
The whole complex is currently being let at \$130 per room.

From \$199,000–\$950,000



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WANTED FOR QUALIFIED BUYERS

Mr & Mrs B are trying to find a good home in East Albury - three bedrooms are adequate. So long as it is in good liveable condition they are prepared to do some work. A view is preferred. They have up to about \$350,000 to spend.

Mr & Mrs T have sold their farm and would like a large home on a hectare or two. They are prepared to spend between \$500,000 to \$800,000 for the right one. They like the Thurgoona Tabletop area and have land in the area, but would prefer not to build. A big shed or at least room to build one is important.

A young family by the name of Mr & Mrs T want more room for their two young children and are looking for property on a big block or with a few acres. The preference is for something new or modern and they are prepared to spend between \$600,000 to \$800,000. Ideally it should have a big shed or room for one.

Mr C would like to find a low maintenance three or four bedroom home preferably on a smaller block with access to Thurgoona Golf Club. A property adjoining the club grounds would be ideal, but a modern home nearby would also be considered. Expected budget around \$300,000 to \$400,000.

If you believe your home may suit one of our qualified buyers, please call today on 02 6041 5755 for a confidential discussion.