

\$160,000 GIVEN

Due to community support and the combined efforts of the Rotary Clubs of Belvoir Wodonga and Albury North, over \$160,000 has been donated to local charities as well as national and international programs over the past twelve months.

Every Sunday morning from 8:00 am until 12 noon the Tax Office Car Park attracts some 200 stall holders and around 2000 people.

The beneficiaries are wide ranging from the Womens Refuge, Salvation Army, Lifeline & Rural Care Link to Scholarships at Charles Sturt University & support of the Albury Wodonga Eisteddfod.

Through Rotary and Polio Plus, a small part of the money raised locally supports the eradication of Polio throughout the world.

In addition to the money distributed, the Rotarians give considerable amounts of time. This year by providing film nights in rural communities and to help with fencing and bushfire recovery.

If you are community minded and would like to join in with these programs Rotary invites you to find out more about their services. Talk to the people manning the gates every Sunday or phone Peter Drummond on 02 6041 5755.



• Sue Grant purchasing fresh produce from market trader Terry Dare.



• Trevor Klein of St Lukes Lutheran Church Albury dropping off this week's donation to Drought Relief Coordinator Lois Dunchue

HELP US HELP RURAL CARE LINK

Can you help us collect money or donations of non-perishable food for drought relief?

We think a small band of volunteers at Rural Care Link Jindera need your help as well as ours.

Every week they need to make up food hampers and/or need money to help families in need in the immediate rural area. Some are unable to afford food for their table or to buy essentials to survive. Currently 92 households are being supported by Rural Care Link and up to \$500 worth of groceries can be delivered to one family every week.

Most people think because we have had rain this year that the drought and the troubles in our rural communities are over. We all should know it is not. These troubled farmers will not get a pay packet until next year – if they have a good crop this year. One

good crop will not get them out of trouble either, so the support needs to be ongoing.

We at Drummond Real Estate are collecting goods and/or money to create a hamper for Rural Care Link and we ask for your support. Our little bit will help, but with your additional support it could be heaps better. A can of baked beans or peas or packet of cereal may be all it needs to be or a small cash donation – all will make a difference.

Cash donations over \$2 are tax deductible. You can post a cheque payable to "Rural Care Link (Inc)" to PO Box 88 Jindera NSW 2642 or make donations on line to Rural Care Link (Inc) BSB 640 000 Account No: 581916s 16 (from Hume Building Society) and Account No 581916s16 from all other banks. Of course you can always drop donations direct to Rural Care Link at 97 Urana Road Jindera or to our office at 588 Stanley Street, Albury.

RELAY FOR LIFE Launches its drive for teams for 2010

On Saturday 19th June the volunteer committee for the BORDER (Albury/Wodonga) RELAY FOR LIFE will be out and about in their yellow RFL shirts promoting the upcoming Cancer Council event in October and taking registrations for teams. Anyone interested in registering a team or wanting to know any information regarding the Relay should make their way to:

Wodonga – 9:00am to 11:00am in High Street near CBA bank

OR

Albury – 11:30am to 2:00pm at QEII Square (Sausage sizzle available – all money raised to Border RFL)

There are lots of ways to get involved. Put a team together, provide in-kind sponsorship and support or even donate and sponsor an existing team. All money raised will provide a much needed boost to the Cancer Councils vital work locally, enabling us to help more people cope with the most distressing time of their entire lives.

This year the event is to be held at Wodonga Raiders Football & Sports Club, Birallee Park, Wodonga on the weekend of 23rd to 24th October 2010 from Saturday 9:30am to Sunday 10:00am Early Bird Registration Fees: \$15 per person. Registrations from 5th October onwards \$20 per person.

This year our goal is to see over 90 teams take part in our BORDER (Albury/Wodonga) RELAY FOR LIFE and work towards a fundraising goal of \$145,000. Come on Albury-Wodonga, together we can do it!



• Carl Friedlieb RFL Chairperson & Prue Densley Event Coordinator Cancer Council, Wagga Wagga

Real Estate is like Fishing!

The purpose of real estate advertising is to create enquiry. It can be likened to fishing. To fish you need a hook and some bait and/or a net.

In real estate we have both – a signboard or even a newspaper advertisement can be the hook and bait, the net can be a media advertisement or these days the big "drag net" is the internet.

But as in fishing when the net is cast you will never catch all the fish in the sea – only those that want to take the bait or those that are in or under the net.

If you think about this as a seller, in our local market in particular, all agents

cast the net over the same "pond" to catch the same group of fish (the buyers). You don't need to spend a fortune in media advertising to catch those wanting to buy in the local area.

As promoted in last months article, most agents encourage sellers to pay for advertising (vendor paid advertising) to promote the agency – not to sell the property.

Next month I will look at "Comparing the Cost of Advertising".



Peter Drummond - Director Drummond Real Estate



WIN \$150 CASH



Last Month's winner
Kate Woodall
Albury

Quote

"Horse sense is the thing a horse has which keeps it from betting on people."

– W. C. Fields

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NORTH ALBURY
Generous Family Home

Perfectly positioned to make the most of the north facing outdoor area this generous four bedroom home offers real appeal. Well proportioned and well fitted it includes an ensuite, spacious lounge and formal dining room plus a huge kitchen and family room. We are impressed and we are sure you will be too. Open for inspection to suit you. Call today.

\$349,950



LAVINGTON
Perfect For A Big Family

Comprising four bedrooms plus a study (or fifth bedroom) and a teenagers' 'pad' or granny flat downstairs there is room for everyone. With a separate formal lounge, huge open living area and separate adjoining rumpus room space abounds. This is an impressive family home with two double garages and undercover space for an extra three or four cars. The views are great too and there is a park next door. Open for inspection to suit you.

\$415,000



ALBURY
Perfect Position

Perfectly positioned three bedroom brick residence with lots of appealing extras. Superb paved outdoor area and inground pool, large pergola, double carport with roller doors. Inside has a delightful feel with ducted gas heating and evaporative cooling, near new kitchen, polished floors and much more. Open for inspection to suit you.

\$385,000



LAVINGTON
Don't Miss This Opportunity!!!

If you are looking for an A grade investment or maybe sick of renting, this is a great opportunity not to be missed. This modern two bedroom unit offers large lounge / entertainment area and is beautifully tiled throughout, freshly painted and loads of further potential. These don't come up like this very often so best be quick. Phone now for an inspection time to suit you.

\$114,000



WODONGA
Perfect Place to Start

Neat three bedroom brick veneer on generous 670m2m (approx) block with open space at rear. Comfortable appointments include a remodeled kitchen, gas heating, airconditioner, quiet court position, an easy walk to shop nearby plus double carport. Well worth consideration. Open for inspection to suit you - call now.

\$205,000



NORRIS PARK
Lifestyle Home For The Whole Family

A grand home with spectacular views set high on the hill in Norris Park. Comprising four bedrooms, huge under house area with study (5th bedroom), 3rd bathroom, mini kitchen, gymnasium, a triple car garage and large workshop areas. Includes boat/caravan port, outdoor workshop/play area, undercover alfresco dining off family and beautifully established gardens. Backs onto bushland for rural outlook. Inspection by appointment.

\$795,000



WEST ALBURY
A Touch of Class

Stylish family home comprising three bedrooms with fourth bedroom or utility room downstairs featuring separate internal access ideal for home office. Well appointed interior includes gas ducted heating and evaporative cooling, generous kitchen, ensuite with spa bath and lots more. Fully landscaped gardens include room for trailer or boat at rear. A north facing alfresco dining area off the family room adds appeal. Open for inspection to suit you.

\$359,000



LAVINGTON
Perfectly Presented Home Unit

Very conveniently located right near Centro Shopping Centre. Comprising two bedrooms, two way bathroom with shower and bath and an excellent kitchen and living area. Also boasts lock up garage and private rear yard. This is a low maintenance property well suited for owner occupation or investor. Open for inspection to suit you.

\$183,500

"We found our recent experience of buying investment property through Peter Drummond to be very satisfying and trouble free. Being from out of town, Peter spent an unexpected amount of time driving us around inspecting local properties. His attitude, knowledge and professionalism are way above anything we had experienced previously – something of a benchmark other real estate agents should strive for! Peter is great to deal with."

Glen Johnston & Karen Schmitz – 0401 700 902



NORTH ALBURY
Great Starter

Conveniently located near the rear of the shopping centre. Exceptionally spacious two bedroom home on a good sized block (approx 774m2) in very good order. Includes a lock-up garage, two car carport, established garden and enjoys the comfort of gas heating and reverse cycle airconditioning. Very livable as is with potential to extend or renovate in time. Worth consideration. Open for inspection to suit you. Phone today.

\$199,000



LAVINGTON
City Fringe – Semi Rural Outlook

Unique property in semi-rural surround comprising a spacious three bedroom brick veneer home. Well appointed interior includes remodeled kitchen and bathroom, comfort of gas fired ducted heating. There is plenty of room for the family here at a very affordable price. Inspection by appointment.

\$229,000



EAST ALBURY
Red Brick For the Budget Conscience

This is a great three bedroom brick home currently leased at \$250 pw until February 2011. Comprises large bedrooms, two living areas, remodeled kitchen and bathroom. Boasts polished floors, an extra bath, good sized block (728m2 approx), single garage and handy position to Albury CBD. This is a complete package for the owner or as long term investment potential. Phone for an inspection time to suit you.

\$199,500



ALBURY
Central Townhouse

One of a pair - what a find! Right near the city centre and botanical gardens. Comprises three bedrooms, spacious kitchen/dining room, an extra large lounge and remodeled bathroom. Plus lock up garage and private rear courtyard. This is a very rare find. Call today for more details.

\$299,000



LAVINGTON
Only Two On The Block

Smart spacious two bedroom unit amongst other modern homes. Excellent timber kitchen, separate bathroom, laundry and toilet and comfort of gas heating and air conditioning. Well developed outdoor area with pergola in a private low maintenance yard. Could easily be lived in by an owner occupier or rent out for a good long term investment. Phone today for more details. Open for inspection to suit you.

\$179,950



WODONGA
Renovator Wanted

Solid brick veneer that has been partially renovated. It needs an eager handyman to give it a make-over. Comprising lounge, kitchen/dining room and three bedrooms with a concrete slab floor and tile roof - the base is OK. Well located in inner West Wodonga. Open for inspection to suit you.

\$135,000



NORTH ALBURY
Views To The Mountains

Superb 1276m2 (approx) site in established residential area with views to the mountains. Ideal large home site or excellent multi unit development site (subject to approval). Normal services available. Fenced on two sides and elevated with enough slope to create interest in the development makes this an excellent block. Call today for more details.

\$132,500



LAVINGTON
A Place To Call Home

With a remodeled kitchen and bathroom, this excellent family home will be easy to live in. Comfortably appointed interior includes air conditioning and gas heating and built in robes in its three bedrooms. There is a large lock up garage as well as a carport, an undercover pergola area and a great backyard for kids to play and/or for you to enjoy. Open for inspection to suit you. Phone today.

\$245,000

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WHO'S RESPONSIBLE?

Questions are frequently asked about what is fair wear and tear in relation to carpets and the validity of additional terms compelling tenants to pay for carpet cleaning.

Tenants are responsible, at the end of the tenancy to leave the premises (including carpet) in as good a condition as at the beginning of the tenancy, subject to fair wear and tear. **Fair wear and tear means the deterioration that occurs over time with the normal action of the elements, even though the premises receive reasonable care and maintenance.**

For instance, a tenant is not responsible for deterioration to the carpet caused by furniture indentations or reasonable traffic marks. However, the presence of stains caused by over watering indoor plants, drink spillage or burns marks are examples of circumstances which may give rise to a claim for compensation by a landlord. The onus of proof falls on the landlord should the tenant deny liability.

Any additional terms which require a tenant to have the carpet professionally steam cleaned, either during or at the completion of the tenancy, are illegal and unenforceable. The fact that the tenant signs the tenancy agreement does not make such terms binding. A landlord cannot commit a tenant to an expense at the beginning of an agreement without knowing whether the expense will be warranted. The carpet may not need cleaning at the end of the tenancy due to the diligence and care by the tenant. Even if the carpet requires cleaning the tenant may be able to do it themselves.

The fact that the carpet may have been **professionally steam cleaned** prior to a tenancy is irrelevant and has no bearing on whether the tenant should do the same when they go.



Myra Bloomfield - Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



Relay For Life

NOW is the time to start fundraising towards this year's BORDER Relay For Life event, which will be held on October 23 to 24 at Wodonga Raiders Birralee Park. Google Border (Albury Wodonga) Relay For Life 2010 & Register online today. For more information or to join the organising committee phone Carl Freidleib on 0413 584 233.

SPANISH MUSIC CONCERT

Reaching from Renaissance to Baroque and also containing samples of Early Classical Music. Ensemble - NON MODO SED ETIAM - Hispania Illumina Admission: \$20.00/\$15.00 Concession, Children under 15 years free Tickets at the door or pre-book - Contact: Ursula Genaeher 02 60273499. SATURDAY, 26 June 2010, 2.30 pm, WODONGA, St John's Anglican Church, 225 Beechworth Rd. SUNDAY, 27 June 2010, 2.30 pm, BEECHWORTH, Christ Church, Cnr Ford & Church Street.



HotHouse Theatre Season 2010

CODGERS 11 - 12 June by Don Reid - Albury Entertainment Centre. Codgers was a huge HotHouse success at the Butter Factory in 2008 and is back for another season. Eavesdrop on six senior, Aussie men, as they sweat it out each week in the gym and are taken on inter-connected journeys that are challenging, touching and very funny. Bookings at Albury Entertainment Centre Phone: 6051 3051 - \$40 Concession, \$50 Full price.

URGENTLY WANTED FOR QUALIFIED BUYERS

Mr & Mrs Z have sold and have 160 days to find a new home. They will pay \$600,000-\$700,000 for a 2 to 20 Hectare property within 20 minute or so of Albury. Their preference is for a four bedroom home and they will renovate or extend a property in the right location if it's lesser price.

Mr & Mrs S live on a hill in West Albury and are keen to buy a three bedroom home on a flat block to about \$350,000 maximum. West Albury is their preference, but other good homes on the flat could be considered.

Mr & Mrs B have returned to East Albury after selling and travelling. They are currently renting, but are keen to buy a home they can live in and do up over time. Two or Three bedrooms are OK and preference is brick. Budget is about \$300,000.



THURGOONA Luxury Abounds

Spacious five bedroom home set on 1.7 acre block. Boasts ensuite, spa & two large living areas, zoned ducted heating/cooling & vacuuming. Includes large covered patio area with built in BBQ & massive, sun filled, multi-purpose room with indoor, tiled and heated pool. A fully self contained two bedroom unit could be potential for further income or use for home office / granny flat. Added bonus of triple garage and landscaped grounds designed for easy care. Call today.

\$599,000



THURGOONA Be Proud To Call This Home

Genuine four bedroom family home with great aspect and superb 1351m2 (approx) block. Includes ensuite, third toilet, comfort of ducted gas heating and evaporative cooling. A separate rumpus room adds to livability. Extensively paved outdoor area and fully landscaped garden complete a very attractive home. Open for inspection to suit you. Call for more details today.

\$399,000



THURGOONA Opportunity For All

With style, comfort, size as well as affordability, this delightful three bedroom brick veneer home ticks all the boxes. Includes a new kitchen, new bathroom, large living spaces and great sized bedrooms with BIR's. Situated on a generous block approximately 871m2, this home also boasts a fabulous outdoor entertaining area. Organise a time to inspect that suits you as this won't last long.

\$239,950



WEST ALBURY Ready and Waiting For You

Well located near Monument Hill (inner West Albury) this excellent family home includes three bedrooms upstairs plus a downstairs bedroom and/or utility room with ensuite bathroom and adjacent storage. Exceptionally livable overall with north facing family room and verandah overlooking a good sized back yard. Excellent rural outlook towards Nail Can Hill. Airconditioning, lockup garage and other appealing benefits included. Open for inspection to suit you. Call today.

\$275,000



NORTH ALBURY Start Here

Here's a great way to get into the property market. This is a neat three bedroom home with remodeled kitchen, new bathroom, lock up garage and carport. The bonus is the large secure yard ideal for kids and/or animals to have plenty of room to play. This would make a good first home or investment property. Open at a time to suit you.

\$169,950



LAVINGTON Complete Paradise

The perfect family package offering four bedrooms, two bathrooms, stylish kitchen and ducted heating and cooling. Sitting high on the block you can enjoy the views from the large decked outdoor entertaining area and also enjoy the privacy offered by well established trees. Call to inspect your next home today.

\$349,900



NORTH ALBURY Complete Package

With three bedrooms plus study, two toilets, ducted heating, new kitchen, polished floors, single garage and paved entertainment area this townhouse is hard to beat especially at this price. Also included is split system cooling so as you can see it has the lot. Situated on an easy to maintain block approximately 386m2. Phone to make a time to inspect that suits you.

\$239,000



NORTH ALBURY Be Prepared For A Surprise

Perfectly presented family home comprising four bedrooms and a study plus a separate rumpus room - all with BIR's -(or 6 bedrooms) and three bathrooms. Included in this great family package is an in-ground pool and large paved undercover outdoor entertaining area. Smart, low maintenance gardens complete the picture. You will be impressed. Open for inspection to suit you.

\$395,000

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HOMES TO SELL
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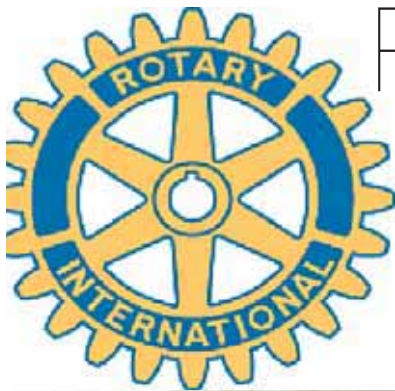
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- Art, artifacts and collectors items
- Garden plants and ornaments and lots, lots more

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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.