

NEW COMMUNITY CARE PROJECT

An accommodation centre will be built at Albury-Wodonga Health's Albury Hospital and will comprise of 20 motel style units with ensuite bathrooms. It will also include cooking and dining facilities plus a communal lounge and meeting area, administrative office, car parking and direct access to the Albury Hospital.

A historic agreement has been entered into between the Bone Marrow Donor Institute (BMDI) and the Rotary, Zonta and Lions movements to raise the necessary funds to build this first class accommodation facility. The Bone Marrow Donor Institute (part of the Fight Cancer Foundation Group) has been appointed as the preferred supplier of patient/carer accommodation services.

The idea of accommodation on site at Albury was initiated by two members of the Zonta Club (Tonia Timmermans and Maddy Dobson) who had first hand experience of having to be away from home for weeks on end with a family member hospitalized in Melbourne. They engaged the support of the Albury North Rotary Club about six years ago. After much negotiation, time and effort,

including a comprehensive needs analysis carried out over the sites of all the Albury Wodonga hospitals including the Albury-Wodonga Private Hospital and Murray Valley Private Hospital, they were finally able to attract the interest and support of a major charity – BMDI and more recently the Lions Club. It may also be worth mentioning that their efforts did not stop there and they lobbied for funding through GSAHS and DVA to establish the carer's room on site at the Albury Hospital in March 2008.

The facility will cater to patients and carers who need to attend Albury or any other hospital in the area from surrounding towns and rural areas and who would otherwise need to meet the cost of commercial accommodation.

The Bone Marrow Donor Institute and Fight Cancer Foundation have extensive experience in the supply of accommodation facilities. In 2003 they established BMDI Rotary House – a 13 unit fully self contained accommodation centre for cancer patients and their families in North Melbourne and in 2008 Fight Cancer Foundation House – a 16 room accommodation facility in Hobart for patients and carers who need to go to Hobart for their treatments.



• Carers Accommodation Committee members - (from L to R) Maddy Dobson, Rob Simmons, Eric Wright, Barry Bennett, Brenda Henderson, Tonia Timmermans, Doris Razeng, and Alf Armstrong considering plans for the project.



ALBURY PCYC

Police & Community Youth Clubs NSW Ltd (PCYC) plays an important role in NSW society. With 59 clubs throughout the state we provide opportunities for young people and other members to involve themselves in sporting, arts, life skills and recreational activities, and for crime prevention and reduction programs to be delivered.

PCYC is about young people needing things to do, it gives them a safe place to go as we have two full time police officers and support from the local area command. It gives young people a range of choices, to relax, hang out with friends, get involved in a team sport or participate in any

of the activities we currently run.

Albury PCYC has a range of activities which include PCYC fitness, boxing, dance, kickboxing, fit box, judo, lifeball, self defence, street art classes, archery, futsal, gymnastics, pony club and playgroup.

We are seeking community involvement in our upcoming major fundraiser 'Time 4 Kids' which is being held 12-16 April at Harvey Norman. Participants are 'locked up' in our makeshift gaol and are released once they have raised 'bail'. All funds raised go directly back into the club to assist in the running of activities and providing new programs for youth in the region.



WIN \$150 CASH



Last Month's winner
Melissa Boyes
Wodonga

HOME SELLERS Hire a Specialist – choose Negotiation Skill

If you have spent a lot of time interviewing real estate agents, you may have noticed that they often talk endlessly about the advertising they do. Few talk about the ONE THING that is important to YOU – their negotiation skill. Poor negotiations can cost you money - lots of it. A good negotiator can often achieve an extra ten per cent on your sale price. This can mean thousands of dollars.

If you have an attractive property you not only need a sales person, you need a skilled negotiator. Ask your agent to prove his or her negotiation ability to you. Many will not be able to do so. These are the agents you should avoid. Seek out a

professional salesperson – a trained negotiator – who uses the "Buyers Price Declaration" as a means to obtain the buyers highest price for you. Before hiring an agent ask questions. Discover whether your preferred choice of agent understands the principles of negotiation and the Buyers Price Declaration.

Remember, your agent should be working for you – you are paying them to find the highest price a buyer will pay, not the lowest you will take. Most agents focus on what is the lowest you will take (such as the reserve price at an auction) instead of negotiating a fair price a buyer is prepared to pay.



Michael Williams – Director
Drummond Real Estate

Quote

"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful"

Albert Schweitzer

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ALBURY

Central City Townhouse

Fully renovated residence in city centre. Comprises a formal lounge, two bedrooms and study, two bathrooms, new kitchen and a spacious open plan living room. Ideally placed for walking to most facilities. Extremely low maintenance yard only 454m2 (approx). Competitively priced. Open for inspection to suit you.

\$335,000



EAST ALBURY

Superb Location On A Budget Price

This family home of five bedrooms and a study is not to be missed. The huge living/dining area is open planned with a wood furnace to add to the ambience. The garage has been converted to a fully insulated teenage retreat/extra living area and the gardens are wonderfully kept. The home is within walking distance to schools, parks, restaurants and shopping in Dean Street. Hard to beat this one. Great entry level to old East Albury. Phone for an inspection time to suit you.

\$280,000



NORTH ALBURY

Lifestyle Living In The City

Rare find. Excellent five bedroom home boasts an inground pool and mod grass tennis court for use of the occupants. An additional home office or teenagers retreat is another attraction as is the semi-rural quiet private environment and elevated northerly aspect. Open for inspection to suit you. Phone today for details.

\$525,000



EAST ALBURY

Immaculate Townhouse

Spacious, modern two bedroom townhouse exceptionally well presented. Boasts a practical floor plan consisting of spacious lounge with dining area, separate bathroom, laundry & toilet. Includes gas heating, great north facing private rear yard, LU garage and excellent outlook. Ideal live in or investment. Phone for an inspection time to suit you.

\$149,000



EAST ALBURY

Great Position, Classic Style

This classic red brick home is located in a popular part of old East Albury opposite a park. Includes three bedrooms, polished floorboards, ducted heating and cooling and single carport with roller door. Set on a great 690m2 (approx) block, an added bonus with this property is it's proximity to Albury CBD with only a short walk across the footbridge to Dean Street. You need to inspect this one - phone today for an appointment time to suit you.

\$281,500



HOWLONG

Rural Outlook

Neat and comfortable former three bedroom home. Currently comprises two bedrooms, large open living area with comfort of a slow combustion heater and air-conditioning. Excellent 1080m2 (approx) block. Includes double steel garage and carport. Excellent opportunity in delightful town near Murray River. This one won't break the bank. Open for inspection to suit you. Phone now.

\$215,000



JINDERA

Opportunity For The Future

Includes three shops and a very comfortable home on generous 1880m2 (approx) block. With rear access and huge potential for future development this is a rare opportunity in this growing township. Currently returning approximately \$800 per month with one shop vacant, there is an enormous opportunity to increase cash flow or start you own business. Inspection by appointment

\$275,000



LAVINGTON

Investors - DON'T MISS THIS ONE

Situated in a great location close to shops and parks this unit is a fantastic investment opportunity or great way to enter the property market. Featuring three bedrooms (2 with built in robes) this property also offers double lock up carport and a large yard. Phone now for an inspection to suit you.

\$169,950

PROPERTY WANTED

Mr & Mrs J want to find a top quality home in central Albury to about \$700,000. Prefer 4+ bedrooms, large living areas and ample car parking

Mr & Mrs B are keen to find a fully renovated 4 bedroom home in very central position. Will consider anything in the range of about \$600,000 - \$800,000

Mr G would like to acquire an investment property and will spend

up to about \$600,000. Prefers brick construction, with tenant history and better than 8% return. Willing to refurbish.

Mr & Mrs D are eagerly looking for a home with 3 -4 bedrooms in Thurgoona. Preference is that it will include a double lock up garage and an ensuite. Will consider any prospect around \$250,000.

Mr W wants an investment /unit for around \$100,000. Will buy

today and will consider any area. Expects about 6 to 6.5% return.

Mr B has about \$180,000 to buy a home in North Albury/Lavington. A garage to house at least three cars is the objective.

Mr M has already sold so is cashed up and ready to buy in Central, East or North Albury. Can spend about \$350,000 if it has a big shed in the backyard. A bit less can be spent if the yard is big enough to erect a suitable shed.



LAVINGTON

Original Dick Road Cottage

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. Phone now to make an inspection time to suit you.

\$199,000



LAVINGTON

Spacious & Affordable

This is a prime opportunity to purchase in a quiet sort after street. This brick beauty offers three large bedrooms, ensuite, modern kitchen, separate lounge and dining and a fantastic rumpus/billiard room with bar. Outside has a superb entertainment courtyard and double lock up garage. This property won't last long so call today to arrange an appointment time to suit you.

\$269,000



LAVINGTON

Perfectly Positioned

Just a short walk from Lavington shops, this unit represents a rare find. For starters it is three bedrooms (or two plus a larger utility room) and it has a double lock up garage. Comfortably appointed throughout it also has two split system air conditioners, a gas heater and more. A private paved courtyard adds to the appeal. Open for inspection to suit you. Phone for appointment today.

\$219,000



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.

\$365,000



LAVINGTON

Solid & Spacious Family Home

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 (approx) block and has a double lock-up garage and secure/high fencing. Open at a time to suit you.

\$269,900



NORTH ALBURY

Complete Package

With three bedrooms plus study, two toilets, ducted heating, new kitchen, polished floors, single garage and paved entertainment area this Brick Veneer unit is hard to beat especially at this price. Also included is gas ducted heating and 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



ALBURY

Being just four blocks from Dean Street this endearing five room miners cottage is a real find. Comfortable appointments include a modern kitchen with dishwasher gas heating cosy open fires and a large bathroom and laundry. Also boasts a good sized block (680m²) and a huge 8.0m x 8.0m shed. Stake your claim today.

\$219,500



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.

\$640,000

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WANT TO INSPECT YOUR PROPERTY?

There is a right way and a wrong way to go about it.

Visiting your property and having a wander around whenever you feel like it – is just not an option. You can't do it. Some owners think that because they own the property, they have this right to inspect it whenever it suits them.

When a tenant enters into a tenancy agreement they are taking up the "rights" of tenancy in accordance with legislation to reside in your property.

The tenant has exclusive use of the property and must conduct themselves as a tenant, based on the terms and conditions of the agreement, which include obligations such as: they must pay rent on time, care for the property and respect their neighbours etc.

The Tenancy Agreement also clearly outlines rights and obligations of the landlord.

The majority of the time most landlords are aware of their rights and obligations, and the tenancy continues with a balanced understanding of both party's rights.

However, recently we have had feedback from a select number of tenants, who have stated that the landlord has called them direct to visit the property or have simply turned up and knocked on the door.

As a landlord, it is important that you act within the Residential Tenancies Act guidelines, which have been established to protect the rights of both landlords and tenants.

If you wish to inspect your property, we strongly recommend that your first point of contact is with us – even if you have a good relationship with the tenant/s.

To be able to lawfully enter the property you must give the appropriate notice to the tenant in the required format. Failure to do so could result in a breach of the Agreement and Act.

We also suggest that you contact our office so that we can ensure that you are protected against possible claims relating to a breach of quiet enjoyment or harassment. These situations are very extreme and rare.

However, as your managing agent it is our duty of care to protect you.

If you wish to inspect your property let us know first and we will arrange it for you.



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



Embroiderers Guild, Murrumbena Community Centre The Embroiderers Guild Victoria Albury/Wodonga Branch is having a **Exhibition** 10th-21st March 2010. Opening at 10:00am-5pm Friday & Saturday, 10:00am-4pm Sunday, Entry \$5. At Murrumbena Community Centre, Martha Mews, Lavington. Further detail 02 6025 2745.



INTERPRETATIONS From camera to canvas An exhibition of Art Works inspired by photos from The Border Mail At the

Paintbox Gallery-Gateway Island Lincoln Causeway, Wodonga. FRIDAY 19th MARCH, 6pm Official opening by Di Thomas Deputy Editor of The Border Mail ARTWORKS & BM PHOTOS for sale from \$50 to \$100 Purchasers also have a chance to win a local scenic flight, sponsored by smartair Proceeds from the exhibition sales will be donated to the Fire-Line Tree Felling Crew, Hume Zone, NSW Rural Fire Brigade, and the Mudgegonga Brigade, CFA Victoria. Open daily ~ 10-4pm, closes ~ Sunday 28th March



Midnight Basketball

This program is open to youth aged 12 to 18 years and is designed to help identify and enhance positive opportunities. Dinner, compulsory life skills workshops and tournament basketball games are run on Friday or Saturday nights from 7:30 pm until midnight. They are also seeking volunteers. For further details please contact Rod Bramich on 0419 617 906.



Art Workshop – Introduction to Oil Painting – 4

Days April 24-27. Here in Albury with one of Australia's best landscape painters, John Wilson. Cost \$380 includes morning and afternoon teas. Further details from Peter Drummond on 02 6041 5755/0428 572 661 or peter@drummondrealestate.com.au



THURGOONA Great Location Huge Block

A very comfortable three bedroom home in St John's Hill Estate Thurgoona. This house is close to schools, parks, bus routes, and the new shopping centre. Set on over 1000m2 (approx) this is a great solid family home or investment opportunity. Call now to arrange an inspection time to suit you.

\$215,000



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 BIRs. 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



THURGOONA Perfectly Presented

Absolutely completely established inside and out. Excellent open living area, extensive tiling, spacious four bedrooms and ensuite. Quality drapes and light fittings throughout. Great outdoor area under main roof opens to a private low maintenance yard. You will be impressed – we are. Open for inspection to suit you.

\$395,000



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 liveable 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



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.

\$485,000



WODONGA All Your Dreams Are Here

Perfectly complete four bedroom Display Home with everything done - landscaping, watering system, alfresco dining area, built in BBQ, drapes, light fittings - the lot. Includes north facing open planned living areas, theatre room and all the extras you would expect. Lease back for a period to be negotiated. Further details from selling agent.

\$455,000



TABLE TOP Steeped In History

Former local church that has been moved and restored many years ago as a smart three bedroom brick home. Includes pine lined cathedral ceilings. Comfort is enhanced by gas ducted heating and cosy wood heater. A fantastic flywired outdoor area adds to the dimensions and living space. An eco friendly recycling system and triple lock up garage / workshop add value and appeal. There's more to this than meets the eye. Open for an inspection at a time to suit you.

\$305,000



THURGOONA Perfect For A Growing Family

Comprises five bedrooms and three or four living areas on two levels. Smart interior includes new carpet, gourmet kitchen and quality fittings throughout. Great aspect, extensive paved outdoor area, gas ducted heating and evaporative cooling providing year round comfort. Open for inspection to suit you.

\$429,000

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