

CANCER COUNCIL DONATES \$300,000

The Albury Wodonga Carer Accommodation Fund raising has received a significant boost.

The Cancer Council of New South Wales has

provided generous support by contributing \$300,000 to stage one of the project.

Jenny Beach (pictured), Director Statewide Service Cancer Council NSW said

“Cancer Council is proud to back this much needed accommodation with \$300,000 funding. Cancer Council NSW has been able to support this local project

thanks to the success of local fund raising events such as Border Relay for Life, which allows us to give back to the local community.”



• Jenny Beach



• Carers Accommodation

COLLABORATIVE AGREEMENT ANNOUNCED

The Fight Cancer Foundation is delighted to announce it has entered into a collaborative agreement with the Cancer Council of New South Wales, who have offered their generous support for the Fight Cancer Foundation's Albury Wodonga Carer Accommodation Centre.

Cancer Council NSW will contribute \$300,000 towards the \$5.5 million project. Cancer Council NSW staff will provide support information, education and counseling services to cancer patients and their families who are staying in the Centre.

“This partnership is a great opportunity for our two charities to work together, to provide vital accommodation, information, education and counseling services to cancer patients and their families, during a very stressful time in their lives. The partnership with Cancer Council NSW will benefit all cancer sufferers throughout south west NSW and north eastern Victoria and takes us a step closer to realizing our goal of providing a first class integrated service to all of the people of the region” said Eric Wright, Managing Director Fight Cancer Foundation.



• Eric Wright



• Imogen Wallace cuts the ribbon to start Relay for Life 2011

10TH ANNIVERSARY CREATES RELAY RECORD — \$360,000

It's all over for another year says local Relay for Life Chairman Carl Friedlieb – but what an event!! Thanks to enormous community support throughout the year the event surpassed all expectations said Mr Friedlieb. It was about \$80,000 better than last year.

A GOLDEN JOURNEY TO THE UK

Sarah Winnel, Head Chorister of St Matthew's Church Albury is currently on her Quest for Gold and is journeying to the UK Easter 2012 to sit for the highest RSCM international award. She already holds the highest Parish award in Australia which is Yellow Ribbon. While in the UK she will also attend a choral course at Sedbergh School in Cumbria. The Gold Award is only examined in the UK, that is why Sarah is going to England. It is awarded for outstanding musicianship, choral participation, commitment and loyalty to the choir. As a Year 8 student, Sarah is extremely involved in school and community performances. She is saving very hard to go to England. She is available for Christmas concerts, functions, weddings and funerals. **Anyone wishing to assist Sarah can contact her on 02 6025 1793 or Sarah Winnel 1090 Albeta Cres, Albury NSW 2640**



• Sarah Winnel

'Inside Secrets' of Real Estate

Open homes, auctions and vendor paid advertising, are a great benefit to real estate agents but of very little benefit to home sellers and buyers. These add ons are part of the up-selling technique, a little like the 'do you want fries with that?' of the real estate industry.

Take for example, Vendor Paid Advertising. Vendor Paid Advertising is worth millions of dollars to the real estate industry. A look at the profit and loss statement of some real estate companies would show that 'advertising' appears as an income item not (as most consumers would believe) as an 'expense' item.

When I first started in real estate, the concept of an owner paying the cost of advertising and still paying a commission was to say the least, highly unusual. Industry trainers however, discovered that if you could convince a seller to go to auction and also convince them that open homes were somehow needed, that maybe you could make an argument that advertising was needed and then – who was to pay? It is interesting to look back on those days. When agents were paying for newspaper advertising, ads were only a single column and photographs were rare. Now that sellers are paying, ads are HUGE. Do a

larger percentage of these houses get sold because of the advertising? Of course not!

More and more sellers are waking up to the reality that newspaper advertising is unnecessary. I wonder if we will see many companies closing down that have become reliant on the income for selling advertising rather than their income for selling houses?

It has now been over 10 years since this company accepted money from a seller for advertising. In that time we have sold literally hundreds of houses without them being advertised regularly in the newspaper. And who needs to when 9 out of 10 buyers use the internet to search for a property to buy?*

Take this as a prediction: A home owner paying for advertising in the newspaper and also paying a commission will cease to be common practice in the very near future.

* Australian Property Report, Nielson Online, 2008



Peter Drummond – Director Drummond Real Estate

Like our Drummond Real Estate **FACEBOOK** page and enter a draw at the end of November to win a \$100 voucher at MR BENEDICT - The new cafe in town.



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Quote

“Our greatest glory consists not in never falling, but in rising every time we fall.”
– Oliver Goldsmith

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WEST ALBURY
King Of The Hill

Situated on an elevated corner block this large four bedroom home has a strong street presence. Inside features include ensuite to master, built in robes, huge living areas, fantastic large functional kitchen and ducted heating and cooling. Outside includes professionally landscaped front yard, double lock-up garage with rear yard access and outdoor entertaining area. If it's space you are after this is the one. Call now for details.

\$499,000



WEST ALBURY
Summer Classic

Come home from work and walk inside this perfect home. With a purposefully designed floor plan offering so much for a family you won't be disappointed. From the huge bright open living area where you will look out to view your beautifully established gardens and lovely outdoor patio and pool area, to all the features of a modern home. Including four bedrooms with built in robes, formal lounge and dining, four zoned floor heating, ducted cooling plus many other extras.

\$500,000



NORTH ALBURY
A Winning Combination

Not often do opportunities such as this present themselves. Slide straight into the property market with this spacious two bedroom home. Some imagination and TLC will be required but with the ingredients of the property and the right person will ensure a recipe for success. Features include heating and cooling, Murray pine floors and a large powered shed all on a great sized block. Call now for details

\$149,500



ALBURY
Exquisite Entertainer

A beautiful three bedroom contemporary designed double story townhouse, in a super location with incredible views. Boasting master bedroom with walk in robe through to large ensuite, a study, polished floorboards, north facing living areas and balcony, plus a three phase reverse cycle air conditioner makes this the perfect entertainer. A double lock up garage with remote access adds to the livability of this stunning home.

\$495,000



ALBURY
Jones Street Red Brick

Exceptionally liveable three bedroom home in top position. Remodelled kitchen, living area opens to elevated deck. Comfort of gas ducted heating adds to appeal. Stake your claim in Central Albury. Currently tenanted at \$310.00 per week. Call now for more details.

\$365,000



SPRINGDALE HEIGHTS
Huge Garage, Spotless Home

Extremely tidy and well presented three bedroom home. Features include modern functional kitchen, built in robes, ducted cooling and for added safety a full security system. Enjoy motor vehicles, boating, caravanning or just need the extra storage space? Then this could be for you. Outside stands a massive three car garage with two electric roller doors plus well maintained and established gardens with shedding makes this both a comfortable and enjoyable place to call home. Phone now for more details.

\$234,900



WODONGA
Opportunity Knocks

Set in a quiet court location with easy access to schools, shops and public transport. This well maintained three bedroom home is a perfect opportunity to enter the property market or enjoy as a family home. Boasting good sized rooms, built in robes, air conditioning and heating. With good street presence, a double lock up garage and carport, comfortable living is ensured. Call now to inspect at a time to suit you.

\$199,500



WODONGA
Central Townhouse

A great opportunity to purchase a modern two bedroom townhouse in a quiet and convenient central area. Including built in robes, modern interior, ducted cooling a single lock up garage plus an established private entertaining area. Call now to inspect at a time to suit you.

\$259,000

CALLING ALL INVESTORS AND FIRST HOME BUYERS



ALBURY CENTRAL
Private Central Investment

- Stroll to the CBD
- Very private
- Two bedrooms
- Built in robes

\$189,900



LAVINGTON
A Great Start

- Solid two bedroom
- Split system Air conditioner
- Separate bathroom & laundry
- Single carport

\$115,000



ALBURY
Rare Find - Freestanding Unit

- Fantastic location
- Two bedrooms
- Very spacious
- Currently let at \$225 per week

\$195,000



WALLA WALLA
37.33ha 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 mega litre 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.

\$449,000



WALLA WALLA
Comfortable Home On Large Block

A solid three bedroom home set on a huge 1120m² (approx) corner block situated close to local school and amenities. Featuring ducted cooling, gas floor heating, built in robes and outside a large double shed with two roller doors. A great opportunity to enter the property market. Call now for more details.

\$164,900



WALLA WALLA
Escape The Hustle & Bustle

Solid three bedroom home in a peaceful environment. Features include heating and cooling, a good sized corner block with side street access and a single lock up shed with roller door. Situated close to local School and shops. Call now for details.

\$149,000



STANLEY
Country Haven

Enjoy the peace and quiet in a spacious three bedroom two storey mud brick residence. Set on a superb partly cleared 7.9ha (approx) block, privacy abounds. A huge double garage and loft adds an extra dimension. Reliable creek and bore water supply. Well worth consideration at this price. Inspect by appointment. Call today.

\$380,000



LAVINGTON
Three Bedrooms, Value Plus

You do not see opportunities like this often, do yourself a favour and inspect this one today as you will be surprised. Benefits include a private yard, built in robes in all bedrooms, high ceilings and nice natural light from skylights. Convenient position handy to facilities. This is a great start for an owner/occupier or a stable investment with rental potential of up to about \$200 per week. Call now to inspect at a time to suit you.

\$129,900



LAVINGTON
Surprise Package

Meticulously renovated throughout. Three good sized bedrooms with built in robes, a user friendly kitchen with adjoining dining and a central vacuum system. All this set on a massive 858m² (approx) block with a fantastic sized shed including power. A summer bonus is the in ground swimming pool that is fenced security. At this price, what is not to get excited about? Call now to inspect at a time to suit you.

\$239,000



WEST ALBURY
Inviting And Comfortable Home

A very comfortable and modern two bedroom home set in beautiful West Albury. Comprising built in robes in bedrooms, two way access bathroom, well lit kitchen and dining area with sliding door out onto decking to view the established gardens. With ducted heating and evaporative cooling and a double lock-up garage this is the one you have been looking for. Call now to inspect at a time to suit you.

\$259,900



LAVINGTON
Unbeatable At This Price

Genuinely spacious three bedroom family home that is bigger than most at this price. Practical floor plan includes formal lounge/dining room plus a family room. Opens to a huge paved and covered outdoor area and secure backyard. Double lock-up garage is a bonus. Worth inspection, call today.

\$224,950

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WHY CAN'T I JUST KNOCK OUT THE WALL?

It's interesting to hear some of the requests we get when it comes to making alterations to the property.

Tenants sometimes believe that because they are paying the rent and have exclusive use of the property they too feel that they have the right to make improvements – although more often than not they are considered anything but improvements. Over the years we have seen some very poor attempts at carpentry work and terrible paint jobs. We recall one incident, where we went to conduct a routine inspection and were shocked to find the unit painted in electric blue, high gloss paint. Not only were the walls and doors painted in this hideous colour but it was splashed all over the venetians, timber skirting boards and door frames. When asked who gave him permission to paint, the tenant said "Oh, the guy who mows the lawns – he said he was the owner and just told me to go ahead and do whatever, so I did". Upon questioning the owner he informed us that he had in fact given the tenant permission to paint. He said the tenant told him he would do a really good job for him and save him some money. Well that turned out to be one very expensive learning curve for that owner!! Lesson here – don't give permission for anything to be done, speak to us first.

The legislation clearly states that **tenants must first seek approval from the owner** if they want to make a minor change to the premises such as installing child safety locks on windows or installing pay television. The request should be put in writing, so it is recorded, and it should provide as much information as possible about what is being proposed, who would carry out the work and what their qualifications are.

Owners need to be reasonable in response to such requests. The law gives some guidance as to the types of reasons where it would be reasonable to say no. These include work which:

- involves structural changes (e.g. knocking out a wall)
- is not reasonably capable of being rectified, repaired or removed
- is not consistent with the nature of the property (e.g. installing modern fixtures on a heritage property)
- is prohibited under a law (such as a strata by-law)
- involves painting

This is not an exhaustive list. There may be other reasonable reasons to decline the tenant's request. If a tenant thinks you are being unreasonable they can apply to the Tribunal for permission to make changes.

It is up to the owner to decide whether the premises can be painted (inside or out) and the Tribunal cannot give permission if the landlord refuses.

Remember, before any changes are made, agreement should be in writing and should state who will pay the costs, who will do the work, what are their qualifications and what will happen to any added fixture at the end of the tenancy.



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



Weekly **CAREVAN** meals are provided at the following sites:

Monday night: Springdale Heights in the car park

between Banjora Childcare Centre and Springdale Heights Community Centre.

Tuesday and Thursday night: Tax Office car park, Kiewa St Albury.

Wednesday night: Westside Community Centre, Mulga Place, West Albury.

Saturday morning: Breakfast at Albury central Caravan Park fortnightly from about 8.15/8.30am to 9.30/10am.

Come along and enjoy nutritional meals, good company and great service.



STEPHEN O'CONNELL will be live at **ARTS SPACE WODONGA** on Friday 25th November at 7:30pm on the corner of Lawrence and Hovell Street Wodonga.

Tickets available by calling

6041 4249, by emailing admin@murraycon.com.au or at the door. Tickets are \$15/\$10 – Bookings essential.

CALLING ALL INVESTORS AND FIRST HOME BUYERS



LAVINGTON Rent Or Reside

- Two spacious bedrooms
- Currently let at \$170 per week
- Single lock-up garage
- Separate bathroom, toilet & laundry

\$139,000



LAVINGTON Calling All Investors

- Solid two bedroom unit
- Large living area
- Separate bathroom & Laundry
- Great value

\$99,500



NORTH ALBURY A Budget Concious Investment

- Four bedrooms
- Convenient area
- Currently let at \$200 per week
- Private yard.

\$134,900



WEST ALBURY Renovated With Imagination And Flair

Superbly presented four bedroom home with ensuite to master, office and large open living area. Great position and aspect provides elevation and outlook and makes the most of the winter sun and natural light. Smart kitchen, ducted heating and cooling and lots lots more. Includes lock-up garage and double carport. Open for inspection to suit you. Phone now.

\$310,000



SOUTH ALBURY So Much To Offer

It is not often you get the chance to live within metres of lovely wetlands in such a spacious house. Including four bedrooms with built in robes, large living areas, wide hallways and skylights throughout the house and many heating and cooling options. For the parents an ensuite, walk in robe and study off the humongous master bedroom makes it a great retreat. Other bonuses include good sized yard (approx 1487m2) and plenty of car accommodation.

\$349,000

LAND

NORRIS PARK **\$125,000**

Superb prestige home site of approx 1379m2. Excellent aspect & outlook amongst quality homes. Elevated position backing onto open public space with all services available.

LAVINGTON **\$69,950**

Now this is a find. One of those hard to find smaller blocks (449.9m2 approx) with a north facing back yard & a semi - rural outlook at the front. With all services available it is ready for you to build on now. Not far from Lavington Shopping Centre. Call now for more details.



LAVINGTON Room To Move

Set on a superb 1460m2 (approx) block this excellent home has been built with grand proportions. Enormous rooms throughout is a feature. It also sits up high in a quiet court position. Comprises three bedrooms, study, carport, double lock-up garage, great outdoor area and lots more. Call now to inspect at a time to suit you.

\$375,000

SPLITTERS CREEK LAND

Lot 107 **\$350,000**

Hidden away from the hustle and bustle of the city life, while being easily accessible to the City of Albury makes this farmlet an attractive proposition. 18.35 hectare (approx) with water and power available to the site, you can build your dream home and live the lifestyle you have always wanted. Phone now for more information.

Lot 104 **\$249,500**

Stake your claim in this popular valley within easy commuting distance (about 14km) from the centre of Albury City. With the creek through the 2 Hectare block (approx) and a choice of ideal home sites this could be just what you have been looking for. Power and water are available. Call today for more details.



CHILTERN Renovate, Deferate Or Develop

Excellent corner block about 30 x 61 metres (approx 1830m2) with an old weatherboard home on site. Subject to approval this is an excellent site suited for say a 3 lot subdivision. The old home may have had its day but its not for us to judge. Sewer and power connected to the site. For genuine sale. Open for inspection to suit you. Call now for more details.

\$125,000



ALBURY NORTH Leafy, Green & Gorgeous

Sitting in under the trees this attractive four bedroom home sits in the middle of the Albury map. With beautiful gardens, high ceilings, Murray and Baltic pine floors, two bathrooms, split system air-conditioning and gas and wood heating this house has an incredible feel to it. Features include wood fire pizza oven, powered shed and side street access which leads to carport. If you are after the relaxed lifestyle take some time to inspect this home. Call now for details.

\$345,000



NORTH ALBURY Now Is The Time

First home buyers look out. Classic brick base weather board with terracotta roof. Renovated open living area with polished floorboards. Boasting three bedrooms plus outside alfresco style back verandah and new shed with roller door access. Situated in a convenient area and at a great price. Call now to inspect at a time to suit you.

\$199,000

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COMMERCIAL



URANA ROAD LAVINGTON

\$1,600,000

Includes existing service station, general store and 2 x 3 bedrooms units or offices. Land area 7052m2.

INDUSTRIAL



PROMINENT SITE JINDERA

\$199,000

Includes a substantial work shed/office & amenities block 112m2 (approx).

RESIDENTIAL DEVELOPMENT



ENGLORO PARCEL LAVINGTON

\$1,200,000

Multitude of opportunities - low to medium density. About 1.0 km Lavington shops.



OLIVER STREET LAVINGTON

\$990,000

Completed residential site with plans approved for 22 lots and homes.

WANTED FOR QUALIFIED BUYERS

Mr & Mrs D have sold and are keen to buy soon. To downsize they want to find a sound three bedroom home in Lavington/North Albury. Budget is about \$250,000 - \$300,000.

Mr D & Ms L are eager to find a smart preferably semi-rural property on the fringes of Albury. Will spend \$600,000 - \$800,000 on a good four to five bedroom home in town or a large block would also be considered.

Mr & Mrs K have sold in Lavington and want a two bedroom unit with lock-up garage and private yard. Will spend about \$160,000 - \$185,000.

Mr & Mrs S want a top quality home on 0.5 - 1.0 hectare although will consider properties with more land. Must have five bedrooms with northerly aspect, elevation and view. Budget is about \$1.0 million.

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

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