

REAL ESTATE – COMMUNITY NEWS

KIDS IN THE KITCHEN

With a grant from the Stephanie Alexander Kitchen Garden Foundation a new kitchen and vegetable garden has been developed at Wodonga West Primary School.

The aim of the Kitchen Garden Program is pleasurable food education for young children. The underlying belief is that by introducing this holistic approach there is an opportunity to positively influence children's food choices in ways that have not been tried before.

A Kitchen Garden is created to provide edible, aromatic and beautiful resources for a kitchen. The creation and care of a Kitchen Garden teaches children about the natural world, about its beauty and how to care for it, how best to use the resources we have and an

appreciation for how easy it is to bring joy and wellbeing into one's life through growing, harvesting, preparing and sharing fresh, seasonal produce.

Stephanie Alexander attended recently to officially open the kitchen and garden facilities and was impressed by the well established garden, community wood fired oven and new kitchen established at the school.

Volunteers to assist in the kitchen are an important part of the program. More volunteers are welcome. You are invited to attend the school and inspect the facilities and join as a volunteer. For more information contact Assistant Principal Sharon Mawby at Wodonga West Primary School on 02 6024 1188 or log on to: www.kitchengardenfoundation.org.au



• Some of the Kids in the Kitchen volunteers with Stephanie Alexander
L-R Ros Hennessy, Carol Drummond, Mekala Krishnadeva, Wendy Van Iseghem, Rod Farr, Stephanie Alexander, Julie Frauenfelder, Fay Carne



WIN \$150 CASH



**Last Month's winner
Judy Tuckwell
Lavington**

See last page for details

SPUD HUNTERS



**Farmers Market
Saturday 5th September
Gateway Island – Lincoln Causeway**

Bring your kids and have them join in this fabulous interactive activity. Set up in a specially designed mini paddock, kids can dig for spuds, identify varieties and take a bag of them home to cook.

It is designed to teach children, in a fun way, about potatoes – where they come from, how they are grown, the many different varieties and all the ways they can be used in cooking.

Through the generosity of a Community Grant from AlburyCity, Albury-Wodonga Slow Food is excited to bring Spud Hunters to the Hume

Murray Farmers Market on Saturday, 5th September.

Spud Hunters Day will also give Albury-Wodonga Slow Food the opportunity to showcase Wodonga Primary Schools "Slow Food Kids in the Kitchen" program and Wodonga West Primary Schools, Stephanie Alexander's Kitchen Garden Project, with the children whipping up tasty Potato Tucker.

Albury-Wodonga Slow Food invites our regions kids to come and have fun being a Spud Hunter.

YOU RARELY NEED TO SPEND THOUSANDS OF DOLLARS TO MAKE YOUR HOME ATTRACTIVE

Buyers are attracted by the appearance of your home and, when they inspect it, they are influenced by its atmosphere. The right appearance outside, followed by the right mood inside, gives you the best chance to get the highest price. You rarely need to spend thousands of dollars in renovations or repairs to make your home attractive. All you have to do is pay attention to some obvious points, all of which can make a big difference to your price.

Buying a home is emotional. The feeling of a home is more important than the price. If your agent has 'qualified' the buyers, they will not be 'lookers', they will be genuine people who can afford your asking price. Their feelings will be the main reason they accept or reject your home. The word 'love' is common with home buying. Buyers say, 'We loved that home and that's why we bought it.' So, make sure you present your home at its finest. Remove or fix anything which might 'turn-off' the buyers.

We are attracted to homes the same way we are attracted to people. The first thing we notice is the outside. If it is clean and neat and friendly, we feel good and we want to know more. If it is scruffy or dirty, our minds seem to shut down, we are 'turned off' and we lose interest, not caring if we ever see that home again. Buyers often say they 'just want to look from the outside', they want to see if they are 'attracted' by the appearance. This is how 'open inspections' lose buyers. Some homes may not look very attractive from outside, but inside they have a real atmosphere to them (the same applies to people). If the home is

open for inspection and the buyers don't like the appearance, they drive off, never to return. To make your home look its best, 'attention to detail' is crucial.

When you live in a home, you overlook its little faults.

Stand in the street and look at your home as if you were seeing it for the first time. Try hard to pick faults. It is better that you find the faults, while there is time to fix them, than the buyers find the faults. Try to judge your home by the standards of the buyers, not by your standards – see it through their eyes. The challenge is to make your home as attractive as possible without spending too much.



Michael Williams – Director
Drummond Real Estate

Quote

"Destiny is not a matter of chance, it is a matter of choice".
William Jennings Bryan

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ALBURY
Buy Now!!

First Home Buyers and Investors take note...you can afford to buy in town. This two bedroom unit located in the heart of Albury close to all facilities is a great find. Includes, single carport, full bathroom, large kitchen plus dining. Don't hold back on this one. Call for an inspection time to suit you.

\$144,900



WEST ALBURY
Quality Class & Location

Offering living areas facing a beautiful North to North East yard, this property enjoys all seasons of the year. With four large bedrooms plus study, two great living areas, modern kitchen and a finish that's got class and excellence, it's a must see. Call to book an appointment time to suit you.

\$329,000



ALBURY
When Position Counts

Located in popular Forest Hill area, this excellent home comprises four bedrooms, with ensuite to master and generous family room. As well as being well appointed with ducted cooling and gas heating, the spectacular city views and eastern aspect add that extra dimension. This is the chance to secure a very comfy family home in very liveable condition, in a great location at an affordable price. Not to be missed. Open for inspection at a time to suit you.

\$395,000



EAST ALBURY
Immaculate Townhouse

Spacious, modern two bedroom townhouse exceptionally well presented with lock up garage. This delightful unit is only 12 years old and is immaculate. Boasts a practical floor plan consisting of spacious lounge with dining area, separate bathroom, laundry and toilet. Includes gas heating, great north facing private rear yard and excellent outlook. Ideal live in or investment. This is a rare find so call us today.

\$163,000



EAST ALBURY
Smart Unit With City Proximity

Neat freshly painted and partially refurbished two bedroom unit within walking distance to Albury CBD. Includes gas heating, refrigerated cooling, newly polished floorboards throughout and offers open plan living with single carport. Close to the pedestrian bridge linking to Dean Street this unit is an ideal investment ready to rent for around \$150 per week or would suit the First Home Buyers. Ring for an inspection to suit you.

\$139,900



EAST ALBURY
First Home Buyers - Developers

A great location for this three bedroom weatherboard home with single garage, rear lane access plus plans available (STCA) all on a 740m2 block makes this an attractive property for development. Inspect today - open to suit you.

\$219,000



JINDERA
Lifestyle & Flexibility

Generously proportioned three bedroom home on approximately 3.2 acre block. Includes a self contained fourth bedroom / studio or office with its own bathroom. Great aspect and comfort is assured with gas ducted heating and evaporative cooling. A double lock up garage plus three bay machinery shed, well developed garden and outdoor area with town water and natural gas add to the appeal. Open for inspection to suit you.

\$469,500



LAVINGTON
First Home Buyers or Investors ...
Take note

The clock is ticking for First Home Buyers so be quick. Here is a neat two bedroom brick veneer unit currently rented for \$130 per week. Ten in the block (two are available for sale), close to all facilities and includes separate toilet, dining area and single carport. Ideal for the FHB or investor to start out. Phone for an inspection time to suit.

\$109,900

HOMES WANTED URGENTLY

NATASHA IS CASHED UP and ready to buy a home in Central or East Albury up to \$300,000. She needs 3 bedrooms and is happy to do some minor work if needed. Please call Letitia Courtney on 02 6041 5755 or 0427 333 730 if you are thinking of moving.

ATTENTION EAST ALBURY RESIDENTS! Anthony is looking for a 3 or 4 bedroom brick home, he is happy to do some renovations and will pay up to \$320,000. So if you are thinking of moving now or in the near future call John Parkes on 02 6041 5755 or 0418 422 080.

GILBERT IS LOOKING FOR A 2 BEDROOM UNIT for his daughter who has just shifted to Albury. Needs to be in the heart of town and would prefer private courtyard. Has cash and can make an immediate decision on any property up to \$200,000. Please call Michael Williams on 02 6041 5755 or 0408 415 755.



LAVINGTON
Rare Find

Hard to find a unit in this price range with this much room. Consisting of large lounge, full bathroom and two bedrooms and currently rented at \$125 per week. Close to all of Lavington's facilities. How can you go wrong? Phone today.

\$99,900



LAVINGTON
Home Unit - Live In Or Invest

Private and secure top floor unit. Partially renovated interior with new stove and split system air conditioner. Comprises two bedrooms with built in robes and living area opening to a freshly tiled patio. Affordable alternative with no yard to maintain. Open for inspection to suit you.

\$119,000



LAVINGTON
Home Unit - Live In Or Invest

With three large bedrooms, remodelled kitchen and bathroom, 2 split systems for heating and cooling, large pergola area, double garage plus storage/workshop area, there's not a lot more needed. This great value packed property also has 2nd shower in laundry and a secure rear yard of approx 790m2. Open for inspection to suit you - phone today.

\$189,000



LAVINGTON
Huge Block In Great Location

This is a great three bedroom home set on a 1064m2 (approx) block. Would suit First Home Buyers and investors alike. It boasts a new bathroom, two toilets, a large double garage with an additional two car carport. The home has a new 1000ltr water tank and ample area around to create a lovely family residence. Must be seen. Call to inspect at a time to suit you.

\$219,900



LAVINGTON
Location Location Location

This fantastically located three bedroom home is situated on a superb size (1012m2 approx) block and is only 5 minutes walk from Lavington CBD. Offering well sized rooms and kitchen and dining which has been recently updated. Open for inspection to suit you. Phone today.

\$319,000



NORRIS PARK
Warm and Welcoming

Comprises three bedrooms with ensuite plus double lock up garage and extra brick studio and carport (with access from park at the rear). Also includes a well developed undercover outdoor living area. Interior includes the comfort of gas ducted heating and evaporative cooling plus a "cosy" wood heater. There is a lot to like about this one. It can be open for inspection at a time to suit you. Call today.

\$289,000



NORRIS PARK
Complete Package

Smart established three bedroom, two bathroom, large double garage home boasting ducted heating and cooling and smart modern kitchen and bathrooms. An added bonus is the excellent block with plenty of access into back yard for caravan, boats etc. This is a great package and would suit retirees or the First Home Buyer alike. Call today for an inspection time to suit you.

\$289,000



NORTH ALBURY
Hard To Beat

Here we have a four bedroom brick veneer home with the lot. Comprises large bedrooms, large living areas, excellent bathroom and kitchen, single carport plus single lock up garage and a great swimming pool in a fully enclosed yard. The home includes the comfort of ducted heating and cooling and is ideally situated between Centro Lavington shopping complex and Albury CBD. This is hard to beat for value. Phone for an inspection time to suit you.

\$249,000

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Peter and the entire staff at Drummond Real Estate went above and beyond our expectations of what we thought we would get from an agent. The honesty and professionalism shown on their behalf was absolutely amazing..

Rion Kirwin & Rebecca Whiting - 0438 812 269

Owners – please maintain your property

The Residential Tenancies Act clearly states that the Property Investor must maintain the premises in “good” repair, in a state that is fit to live in and in a state that complies with health and safety codes, local government by-laws and supply authority regulations.

Failure to maintain the property can have serious consequences if a tenant is injured.

As your managing agent we have your best interests at the forefront of our actions. If we recommend improvements or repairs, it is to protect your investment.

Areas to pay particular attention to:

- Steps must be secure
 - Electrical points and wiring must be safe
 - Balcony rails must be secure
 - Carpet must be free from loose threads, ripples or holes
 - Driveways to be adequately lit and free from pot holes.
 - Windows and doors must be secure.
- We carry out regular routine inspections to ensure that the property is

kept in a safe, well-maintained condition. If we recommend maintenance, please take it seriously. We get tired of coming up with excuses to the tenant as to why their landlords refuse to spend money on the property.

Maintaining your property will not only have a short-term benefit of receiving the maximum rent possible while reducing vacancy periods, but will also ensure long-term capital growth on your investment.

It is important that you take the time to establish a budget to pay for improvements, renovations and repairs to avoid unplanned or unexpected maintenance bills.

If you are serious about investing then get serious about routine maintenance. If the tenant has a complaint, let’s work together and fix the problem – “together we do better”.

“Happy tenants make very happy landlords.”



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD

The Make-A-Wish Fundraising Masquerade Ball



Is being held on Saturday, August 22 at the Albury Entertainment Centre. Tickets are \$120 per person or \$100 per person for tables of 10. A three course meal will be served along with local wine, beer, soft drink and orange juice. Guests will also receive a gift bag to the value of \$70.

Entertainment includes both local and interstate talent with a silent auction to be held with all items donated by local businesses. Please RSVP to Melissa Brunow mb.albury@hotmail.com Ph: 0431 880 518

Lifeline – Mountains to Murray



Support our local Lifeline Telephone Counselling service by

DONATING UNWANTED GOODS

- to local bins or shop at 429 Wilson Street, Albury
- pick up service for bulky items

Lifeline needs CLOTHING, BOOKS AND BRIC A BRAC
Phone: 02 6021 6397. All donations stay in the local area

Art Workshop

With renowned Australian Landscape Artist John Wilson. Four fantastic days – Friday 18th September to Monday 21st September at CSU Albury Campus. Suit novice and experienced artists. Learn about the fundamentals of oil painting and complete at least 3 works. Cost \$380.00 – includes morning and afternoon teas.

Further details –

Peter Drummond. Ph: 0260 415755 or peter@drummondrealestate.com.au

Relay For Life



Border (Albury-Wodonga) RFL is now taking Team Registrations for this year’s event to be held at North Albury Sports Club Ground, Alemein Avenue, North Albury on October 24th and 25th. To register logon to <http://www.relay.cancerCouncil.com.au/nsw> and look for BORDER 2009 under the Relay For Life events or pick up a registration form from Drummond Real Estate, Albury.

The next Team Captains Meetings will be held at 3 Monkeys Tavern on Tuesday, September 1 at 6:30 pm. Any queries please call Anne Hayward on 0408 860 373.

Be a part of this fun overnight event where we honor the lives of people touched by cancer and work together towards the goal of a Cancer free society.



SPRINGDALE HEIGHTS Light Bright & Airy

Built to make the most of the aspect, this very comfortable three bedroom brick veneer has lots to like about it. Well fitted interior includes modern two Pak kitchen, comfort of gas heating and air conditioning. A private rear yard, extensive verandah and quite a large carport/shed are real bonuses. Open for inspection to suit you. Phone for more details today.

\$195,000



TABLETOP Lifestyle Living With Room To Move

Conveniently located just north of Albury with easy access to the new freeway, location is hard to beat. Enjoy lifestyle living at an affordable price. Generously proportioned family residence with four bedrooms, study and separate rumpus/media room (or granny flat). Includes heating and air conditioning, ensuite, double LU garage, double carport etc. Good practical floor plan. Not to be missed. Inspect by appointment - phone today.

\$415,000



THURGOONA Eligible for FHB Grant

Brand new, complete and ready to walk into. Smart three bedroom townhouse comprising two living areas plus a great alfresco entertaining area. Contemporary design with double lock up garage and stylishly finished inside and out. Take advantage of the First Home Buyers Grant before it's too late and get into the market with something new and exciting. Phone for an inspection time to suit you.

\$289,000



ALBURY Period Red Brick – “TALGARNO”

Step back in time while you step up in comfort and convenience. Accommodation comprises three bedrooms plus a study. Includes gas ducted heating and evaporative cooling plus the cosy warmth of wood heating just for those rainy days. Pressed metal ceilings and original windows maintain the charm of yesteryear. Side access to car accommodation. Located in the heart of Albury this is one that will be hard to beat. It oozes charm. Call today to inspect.

\$375,000



THURGOONA Step Beyond The Ordinary

Into one of the smartest five bedroom homes you will ever see. A superbly appointed and very spacious interior includes new carpets throughout, extensive tiling and the comfort of gas heating and cooling plus lots more. A good practical floor plan with four separate living areas provides flexibility to be either formal or informal - a north-east opening living room opens to a great outdoor area. This is the showplace in the street. Open for inspection to suit you - call today.

\$495,000



THURGOONA Feel The Pride

This immaculately well looked after home won't speak for itself on paper. You have to see it for yourself. A fantastic three bedroom modern design that is basically brand new, offering large rooms, comfort, style and an affordable price you can't look past. Set on an easy care block within walking distance to all Thurgoona facilities this home has all you could wish for. Call to make an appointment today.

\$329,000



THURGOONA Quiet Court – 4 Bedrooms

Be safe and secure in this immaculately presented brick veneer residence. A superb north facing living room opening to an alfresco area under roof is a real plus. Combine this with a newly established garden where the work is all done and you have a very complete package. Quality appointments and the comfort of ducted heating and cooling add to the appeal. You will be impressed. Open for inspection to suit you - call today.

\$349,500



LAVINGTON Spacious Family Home With Views

With breathtaking, panoramic views and lots of space, this affordable family home is a must see. No expense has been spared with quality fittings, blackwood kitchen and two living areas with 24 squares (approx) of living space. Also boasts a large spa in ensuite, WIR off main bedroom, a further 10 squares downstairs and a large cellar and workshop. Phone for an inspection time to suit you.

\$339,900

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Drawn 11.45 am on the last Sunday of each month.