Drummond
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COMMUNITY NEWS
ISSUE 6, 2011

Relay For Life 2011

Planning for the Border (Albury/Wodonga) Relay For Life 2011 is well underway with early signs indicating it's going to be a hugely successful event for the Cancer Council.

The organising Committee is excited to announce that Step into Life Albury & Wodonga have joined the Border Relay For Life to launch the "Schools Challenge".

This new challenge is open to all schools in the region, with **$1,000 being donated to the School Team that raises the most funds in the 2011 Border Relay For Life**.

Full event information and registrations can now be completed at **www.relay.cancercouncil.com.au** for the event being held on the 22 & 23 October 2011 at Bunton Park, North Albury.

This year's Relay For Life will be officially launched on Saturday 23 July by the Committee in CBD Albury & Wodonga. Please keep an eye out for the bright yellow & purple Relay For Life shirts and feel free to say hello, register or ask questions about the Relay For Life.

For more information please contact the local Chairperson Carl Friedlieb on 0413 584 233 or contact us through Facebook at "Border Relay For Life 2011".

• *Carl Friedlieb (Relay For Life Chairman), Sarah Reece & Michelle Fletcher (Step into Life)*

STUDENTS WALK 80KMS FOR CHARITY

• *Fund Organisers Larissa Harris, Magella Wendt & Benny Phanthakesone*

On May 28th & 29th a group of about 40 Albury High School students, a small group of staff and parents walked from Shelley Forrest Camp to the High School to raise money for charity. This was a trek that took them two days.

Every year the year 12 students at Albury High School choose to raise money for a particular charity. This year they decided to raise funds for two charities. Their aim this year was to raise $10,000 and split the proceeds between two organisations: NFAA (Neurofibromatosis Association of Australia Inc.) and the Butterfly Foundation.

Donations to support the students can be made to Albury High School by visiting the school, ringing Mr. Andrew King (Deputy Principal of Senior School) on (02) 6021 3488, or visit their Facebook Group **AHS Yr12 Charity Walk 2011**.

PCYC 2010 CLUB OF THE YEAR

Congratulations are in order for the local Police Citizens Youth Club (PCYC).

Albury PCYC has been awarded club of the year for 2010, and also highest fundraiser for **Time 4 Kids** in the state, thanks to the support of the Albury community, and local Rotary clubs.

• *From Right to left - Chris Gardner CEO PCYC, Di Ovens Manager PCYC, Kevin Mack President Albury PCYC, Senior Constable Belinda Wells PCYC, Maria McCulloch volunteer PCYC*

Houses Do Sell in Winter

An Article by John Tucker

No-one is going to argue that Winter hasn't arrived with a vengeance.

With frosty and foggy mornings, cosy fires, electric blankets and hearty winter soups, you certainly don't need an excuse to snuggle up and keep warm at the moment.

And along with the chilly weather comes an old misconception – that Winter is the wrong time to try to sell property.

Many potential sellers put their moving plans on hold once the colder months arrive, firmly believing that they should wait until the warmer months of Spring before placing their home on the market.

Whilst it is true that more homes sell in Spring, there are still plenty of genuine buyers looking to buy during the next couple of months, and with fewer properties available overall, demand for good homes can be excellent at this time of the year.

Just a couple of tips - If you have your home on the market and your agent is bringing some buyers through, make sure that you present it in the most inviting way you can. Turn on the inside lights to contrast the dull weather outside and make sure the heater is going and the house is warm and welcoming.

Consider having a couple of umbrella's handy in case it is drizzling and your buyers want to have a look at the back yard. A wise investment would be a

couple of good quality door mats which will encourage people to wipe their feet before entering your home.

If you are genuinely considering selling, don't wait until the Spring to compete with dozens more sellers who have the same idea. Call our **24 Hour Seller's Hotline (02 6041 5755)** today and take advantage of our **FREE, NO OBLIGATION** market appraisal service to find out what your home is worth in the current market.

Peter Drummond – Director Drummond Real Estate

Quote

"Change is a part of every life. Resisting is often as futile as it is frustrating."
Anonymous

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ALBURY

Stunning Views With Potential

Set in one of the most sought after streets in Albury with stunning views. This partially renovated home has so much potential in this position. Renovated kitchen, adjacent living area, master bedroom with beautiful views and reverse cycle ducted heating and cooling. This home also has a separate two bedroom bungalow directly behind it which could be joined onto house. If you have what it takes to finish this potentially stunning home, call now.

$415,000

LAVINGTON

Walk In And Live

Get into the market with this very tidy and well established three bedroom brick veneer home. Includes built in robes in all bedrooms, gas heating, ducted cooling, well fenced secure yard with side pergola, double lock-up garage and good street presence. All adds to the appeal of this desirable home. Situated close to bus stops, parks and shops and with a school at the end of the street convenience is a factor in its favour. Do not let this one slide. Phone now for details.

$207,500

ALBURY

An Old Classic With Modern Design

Sitting quietly in a street with immense appeal close to city centre this old classic has been renovated superbly. Comprising three bedrooms with BIRs, extras include polished floorboards, one renovated and one new bathroom plus renovated kitchen. A stylish media room sits on the back of the house. Modern living is assured. Walk right through the sliding doors to the courtyard where you can sip on a beverage and enjoy the leafy surrounds. Call now to inspect at a time to suit you.

$550,000

NORTH ALBURY

For The Whole Family

A solid brick family home with the prospect of separate living on the first and second storey. The second storey comprises two bedrooms with BIRS, renovated bathroom plus ensuite, a north facing living area with gas log fire and balcony with expansive outlook overlooking the lovely surrounds. Downstairs includes two bedrooms, bathroom plus a huge rumpus room with bar and cellar, double lock-up garage, storeroom and carport. Call now to inspect at a time to suit you.

$370,000

ALBURY NORTH

A 'Million' Possibilities

Big roomy three bedroom home on a large 730m2 (approx) block. Includes an additional double garage and second storey flat/studio/student accommodation with separate toilet and shower and a private secure rear yard. With spacious living areas there is enormous potential. Former builders own home. Call now to inspect at a time to suit you.

$289,990

THURGOONA

Easy Style Living & Family Friendly

Located in a quiet central court this is a well presented two storey brick veneer home, which really has that 'homely' feel about it. Features include four bedrooms (ensuite to master not yet completed), spacious living areas, two refrigerated air-conditioners and a gas wall furnace. With a double lock-up garage, single access at rear plus outdoor entertaining area and low maintenance gardens this is a neat family home at a realistic price. Call now to inspect at a time to suit you.

$239,500

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.

$269,500

THURGOONA

Outstanding - In Every Way

A contemporary classic home on a 4474m2 (approx) block. Includes three bedrooms plus a study (or fourth bedroom), a separate media room and a formal lounge room. North facing living areas open to an under roof alfresco dining area overlooking a superb in-ground pool you could hardly ask for more. It also includes an 11 x 8m (approx) shed, double garage, 1.5kw solar panel net feed in meter system and ducted heating and cooling. Call now.

$620,000

WALLA WALLA
$465,000
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 megalitre 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.

ALBURY

Golf Course Views

Enjoy the peaceful surrounds looking directly over the golf course from the balcony or relax in the living room and take in the magnificent views. A tidy three bedroom home with BIRs, spacious lounge room and ducted cooling plus a beautiful Jarrah wood kitchen, established gardens and a huge garage/workshop this is a great place to reside. Call now to inspect at a time to suit you.

$299,000

SOUTH ALBURY

Four Blocks To Dean Street

Generously proportioned four bedroom home on a 674m2 approx block. Includes a well fitted kitchen, very spacious living and lounge/dining room opening to an elevated timber deck at rear. There is a double lock up steel garage and an above ground pool, modern bathroom with spa bath and separate laundry. Rare find in this area. Inspection by appointment, call today.

$225,000

SPRINGDALE HEIGHTS

Downsize Comfortably

Looking to downsize? Well then consider this opportunity. A great three bedroom home sitting quietly amongst established gardens and beautiful outdoor areas with two water tanks for the gardening enthusiast. Enjoy the morning sun right through the house and later in the afternoon prepare dinner in the fantastic sized remodeled kitchen. Comfort is at ease with a split system air conditioner. What are you waiting for? Call now for details.

$174,900

LAVINGTON

More Than Meets The Eye

This may appear to be your normal three bedroom brick veneer, but there is much more here. A fantastic north facing rumpus/living room on the back of this house adds a real dimension to the home. There is also a massive four car double brick garage/workshop in the backyard with outdoor entertaining adjacent. With a well appointed interior this could be the one for you. Open to suit you so call today.

$239,900

LAVINGTON

Room For The Whole Family

A generously proportioned four bedroom two bathroom home on a superb 1290m2 (approx) allotment. Includes an extra living room with kitchenette and separate or fifth bedroom - Ideally suited as a granny flat or teenagers retreat. Also boasts a double lock-up garage plus lock-up brick workshop/studio. Obviously it has lots of extras with ensuite, heating, cooling and more. Well worth consideration. Open for inspection to suit you.

$379,000

LAVINGTON

After Something Extra??

A great opportunity to purchase a tidy three bedroom home with BIRS, heating and cooling situated in a quiet crescent in Lavington. The home is set on a good sized block with an in - ground pool, double carport and shed. There really is loads of potential here at a realistic price so phone now to inspect at a time to suit you.

$209,950

LAVINGTON

Neat Unit, Neat Yard, Neat Price

Don't miss the opportunity to get into the market with this neat three bedroom unit in a convenient area at a competitive price. Nestled in the corner of a tidy private complex it includes a great backyard, built in robes in all bedrooms, gas wall furnace and air conditioning plus ceiling fans throughout. There is great natural light in bathroom and kitchen from skylight. Call now for details.

$139,950

SPRINGDALE HEIGHTS

Not A Cent To Spend

Meticulously renovated two bedroom unit. Includes separate bathroom and laundry and comfort of gas heating as well as split system air-conditioning. A single lock-up garage is a bonus along with the near new tiling, carpets, blinds and light fittings. Handy position to schools and shopping facilities within approximately 1km. It will be easy to fall in love with this one. Open for inspection to suit you. Call today.

$149,500

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KEYS TO KEEPING TENANTS

"Hold onto those tenants at all costs"

Horror stories about tenants from hell are among landlords' biggest nightmares, but the reality is that most renters are not out to destroy your property.

Great tenants – the ones who do everything right are worth holding on to. They give you peace of mind and if they stick around they will save you a lot of cash.

Retention of good tenants saves you money in the long run through costs like letting and advertising fees and vacancy.

So how do you hold onto a top tenant? Here are our top 10 suggestions:

- **Minimise Rent Rises** – Don't get greedy – keep rental increases fair and reasonable.
- **Show Respect** – Remember that for you it's an investment, but for your tenant it is their home.
- **Get a Good Manager** – Ensure you have a great managing agent who is a good communicator and negotiator. The time and effort they save you could be well worth the money you pay for their services.
- **Fix It Fast** – If something breaks or needs replacing – deal with it quickly. Responding to a maintenance issue in a timely manner signals to your tenant that you care about the property's condition and value their concern for its upkeep.
- **Pristine Property** – Making your property pristine is the best way to attract good tenants.
- **Tend To The Garden** – Hiring a professional gardener to attend to the property every few months is likely to be a welcome gesture that can assist your tenants to keep the garden under control.
- **Be Flexible** – Tenants appreciate a landlord who's not afraid to bend the rules for them every now and again. If they want a 10 month lease, go ahead and give them a 10 month lease.
- **Stay In Touch** – Communication is vital, approach them occasionally and ask them if they need anything. A security door on the front maybe all that is needed to ensure that they sign another 12 month lease.
- **Go the Extra Mile** – It's not difficult or expensive to provide a few little extras to make a tenant feel special. A hand written card at Christmas with a small gift like a tin of biscuits will really impress your tenants.
- **Protect Yourself** – You may be blessed with the world's best tenants today, but things can go wrong, even the best tenant can accidently damage the property or lose their job and be unable to pay their rent. Every landlord should have a tailored landlord insurance policy that covers them for both malicious and accidental damage, their legal liability and loss of rental income.

Myra Bloomfield – *Director*
Drummond Real Estate Rentals

COMMUNITY NOTICE BOARD

Relay For Life
The Border (Albury-Wodonga) Relay for Life volunteer committee members are preparing for this major FUNDRAISING event once again. Relay For Life will be officially launched on Saturday 23 July by the Committee in CBD Albury & Wodonga. This year the event will be held at Albury North Sports Club on October 22nd & 23rd.
For further details please contact Annabel Macdonald at annabelmc@nswcc.org.au

ROTARY COMMUNITY MARKET
Every Sunday 8:00am to 12 noon
Tax Office Car Park, Townsend Street, Albury.

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

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 $425,000 DEVELOPMENT OPTIONS ABOUND

This unique 8866m2 (approx) site in Waugh Road is like a city farmlet and offers a multitude of options (STCA). Potential for a lifestyle property in town, a home office or business property, a residential development site for seniors housing, multiple units or standard home sites. Also includes a substantial residence on two levels with a second kitchen, rumpus and large freestanding multipurpose room. Consider the flexibility. Call today for further details.

EAST ALBURY
Classy Three Bedroom Townhouse
This superbly appointed unit includes an extra large separate garage/workshop with rear lane access. With a large tiled living area, opening to a private north facing alfresco dining area and rear yard - you will be impressed. It has got all the extras you might expect - ensuite, ducted heating and cooling, and lots, lots more. Call today to inspect at a time to suit you.
$319,500

BETHANGA
Country Seclusion
Nestled in foothills of the old gold mining township of Bethanga about a 20 minutes drive from Albury or Wodonga - comprises an exceptionally comfortable three bedroom residence with open plan living. Set in a delightful 1.72ha (approx) established garden setting with shedding and a creek through it there is plenty to love about this environment. Reliable bore water supply and 10,000 gallon rain water tank plus double garage workshop. Open for inspection to suit you.
$315,000

LAVINGTON
Priced To Sell
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 for inspection at a time to suit you.
$229,500

WEST ALBURY
As Good As It Looks
In fact it is stunning. Comprising four bedrooms, three living areas and three bathrooms set on two levels on the fringe of Monument Hill. There is room for the family to live together or just get away as necessary. With almost every conceivable extra included it will impress. There is ducted heating and cooling, central vacuum system, spa bath and more. With low maintenance and fully landscaped gardens, the north facing living areas and delightful timber deck boast bush land views. Call today for more details.
$419,000

LAND

NORRIS PARK $145,000
Superb prestige home site of approx 1379m2. Excellent aspect & outlook amongst quality homes. Elevated position backing onto open public space with all services available.

NORRIS PARK $210,000
Stunning views set amongst prestigious homes and close to Lavington and Albury facilities. It's the last block available in this street and consists of 1686m2 with all services available.

NORTH ALBURY $132,500
Superb 1276m2 (approx) site fenced on two sides and elevated in established residential area with views to the mountains. Ideal large home site or excellent multi unit development site (STCA).

WEST ALBURY $129,950
Ideal family home site in popular residential estate. At 932m2 (approx) there is room to build a quality home or (STCA) the opportunity to develop as two unit townhouses. All services are available.

LAVINGTON
Rent Or Reside
With two good sized bedrooms, a lock-up garage and a private yard there are some strong options available here with this great unit. Currently let at $170 per week this property could suit an investor, but the lease has expired so vacant possession can also be offered. Includes generous kitchen, gas heating, air-conditioning and separate bathroom, laundry and toilet. Worth consideration. Call now to arrange an inspection time to suit you.
$149,000

WEST ALBURY
Riverwood Retirement Village
Smart well fitted two bedroom strata unit in excellent condition. Includes lock-up garage, small private rear yard and excellent internal fittings. Village amenities include community facilities, pool and bowling green. Perfectly placed for lifestyle living. Call now to inspect at a time to suit you.
$239,500

ALBURY
Professional Or Residential
Former medical premises that could be used for a similar purpose (STCA), or converted back to a very comfortable home. Circa 1930 and compromising six main rooms, bathroom and two toilets. Set on a corner allotment with side street access and plenty of parking including double carport. Classic features throughout for a property from this era with superb ornate ceiling roses. There is plenty of scope here. Inspect by appointment. Call today to inspect a time to suit you.
$395,000

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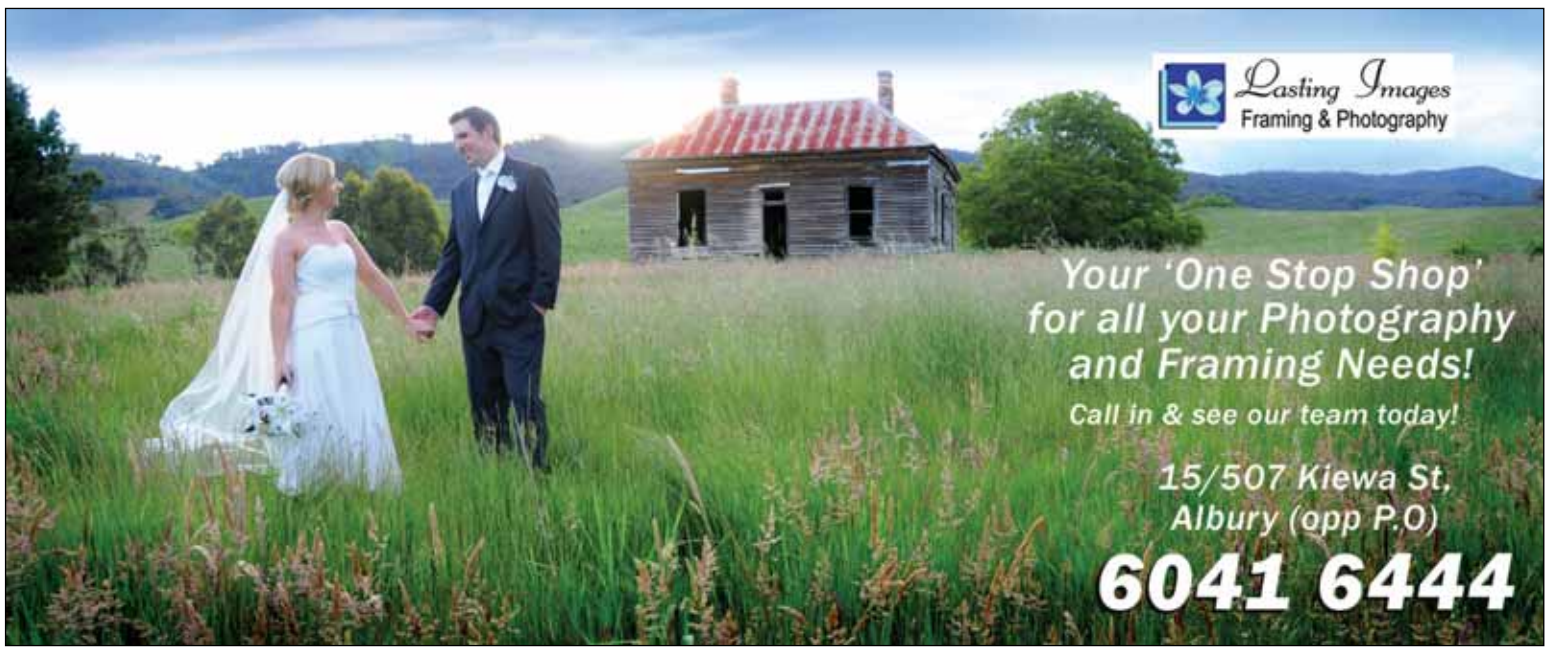

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WANTED FOR QUALIFIED BUYERS

Mr B & Ms W are eager to find a good home within walking distance of the centre of the city of Albury. Will pay up to about $600,000. They will renovate if necessary if the home is in the right position but obviously it would need to be less than $600,000.

Ms M & partner want a home for about $250,000-$300,000. Their preference is South Albury, but will consider homes in the Smith or Stephen Street areas and inner East Albury. They are prepared to do some renovations to the right home.

Ms G has sold and wants to buy a home up to about $350,000 in either Central, East or West Albury. Basic requirements are for a three bedroom home with a double lockup garage.

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