

Linger Longer with the University of the Third Age

What is U3A? Well it isn't a university at all – no homework, no exams, no degrees or diplomas – just a lot of fun and interest with a good humoured bunch of mature girls and boys who still have the spark of life coursing through their veins.

It is a worldwide movement. Each U3A is autonomous although enjoying the benefit of a large, loose-knit association.

U3A Albury Wodonga is integrated with the Albury Wodonga Community College at 63 High Street, Wodonga. Most classes are held at the College, with some at the Commercial Club, Albury Library Museum and Aged Concern in Albury.

They run some 20 classes during school terms, most weekly, some fortnightly or monthly. They range from

gardening to games, philosophy to investment, book study, writing, the environment and so on.

The aim is for members with a common interest to get together in order to learn from one another. All contribute according to knowledge and experience, and a volunteer coordinator helps the process run smoothly.

New members are most welcome. A free trial session is offered and fees are a low \$33 per person pa. covering all classes. As a special promotion for Drummond readers, an annual fee paid now will cover you for the rest of 2009 and all of 2010.

For more information please contact the U3A office between 9.30 and 11.00 am Monday to Friday on 02 6043 8217 or email them at u3a@awcc.edu.au. You can contact the AWCC office outside those hours on 02 6042 8200.



• Studying at U3A. What a University!

Celebrating our 1st Year in publication

Thank you for reading and supporting Drummond Community News.

It was created with a number of reasons in mind:

- To provide an independent forum for Drummond Real Estate
- To promote the properties we have for sale
- As a publication to promote community events

Its success has been well beyond our expectations.

With a circulation of 30,000, it is delivered to Albury-Wodonga and district households and is available at over 30 static venues and is also emailed to over 1000 subscribers every month.

If you are not receiving a copy in your letterbox, please let us know and we will post it to you direct or please email us on mail@drummondrealestate.com.au and we will add you as a subscriber to receive our monthly email.

The Community News can also be viewed, along with back issues, at www.drummondrealestate.com.au

Peter Drummond – Publisher
Drummond Community News



It's not too late to RELAY JOIN NOW

While teams are busy doing their individual team fundraising activities in preparation for the up and coming BORDER RELAY FOR LIFE, the volunteer committee along with the support of people from local businesses and service clubs are donating their time to ensure the weekend on October 24th and 25th runs to a tight schedule without any mishaps. With only a couple of weeks to go, Carl Friedlieb, site co-ordinator for the event, met with Ross from Albury Sound & Lighting and Rotarians from Albury North Rotary Club at the North Albury Sports Club where this year's event is to be held. Final preparations are being put in place for the sound system, site marking for tents, risk management and evacuation

procedures in case of an emergency, security and all the things that go with planning an event of this magnitude.

Relay For Life is a fun overnight event where teams of 10 – 15 take turns in walking around an oval to raise funds. Every dollar you raise will support important cancer research, education and support programs. Those attending a RFL event say it is an inspiring and uplifting experience and a fantastic community event. The weekend gives everyone the opportunity to celebrate with survivors, remember those we have lost and take a step towards the fight against cancer. Who Will You RELAY for? For further enquiries, please contact Anne Hayward on 0408 860 373.



• Clarke Potter, Ross Schultz, Carl Friedlieb, Anne Hayward, Jim Poyner and Keith Donaldson putting the gears in motion at North Albury Sports Club



WIN \$150 CASH



Last Month's winner
Paul Doe - Albury

Quote

"There are two kinds of failures: those who thought and never did, and those who did and never thought"
Laurence J. Peter

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GEROGERY

Freehold Dwelling, General Store & PO.

Excellent shop and dwelling in delightful rural village approximately 20 minutes from Albury. Currently operating as a general store including post office with fuel and take away. Part fitted for a hairdressing salon and separate room for a beautician or masseur. Ideal lifestyle property including delightful extensively renovated residence (circa 1928). Land on two titles (2125 m2 approx) with development potential. Further details available from exclusive agents.

\$495,000



ALBURY

Dress Circle Address

Located in the popular Forrest Hill area, this excellent home comprises four bedrooms, with ensuite to master and includes a 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.

\$385,000



TABLE TOP

Be A Devil – Buy A Church

Once a church, now a comfortable charismatic three bedroom home. Set on a superb block of about 1277m2 (approx) in a semi rural environment. It includes a triple lock up garage workshop as well as ducted gas heating and cosy woodfire, fantastic outdoor area and lots, lots more. If you have said you always wanted something different then here it is. Inspection by appointment. Open at a time to suit you so call today.

\$310,000



EAST ALBURY

Large Corner Site with Shedding

The property consists of a two bedroom weatherboard cottage that is in need of some TLC, but the package includes a superb new 14 x 7.5 metre colourbond shed and new colourbond fencing. With a block of over 900m2 (approx) set on a corner site this could well be ideal for developers or investment. That's not to say it should be overlooked by the First Home Buyer. Phone to make an inspection time to suit you.

\$169,900



NORRIS PARK

If Ever The Time Was Right

Everything you need and more is here in this three bedroom home. Quiet location, large rooms, beautiful bathroom, great kitchen. The owner has done a smashing job and has presented this home beautifully. Boasts an outdoor living area that is an entertainer's delight, single lockup garage with remote access plus double carport. Set amongst quality homes and priced well, this home is sure to please. Phone to make an inspection time to suit you.

\$289,000



EAST ALBURY

Sought After Double Red Brick

Situated on a great corner block looking over the city and just a stroll to the heart of Albury, this property exudes style and charm. Offering three bedrooms, large formal dining and lounge with beautiful polished floors throughout, this delightful spacious red brick home is a pleasure to inspect. With the comfort of gas ducted heating and boasting a single lock up garage as well as a carport, this is a must see. Call now to arrange an inspection time to suit you.

\$349,000



NORTH ALBURY

A Place To Call Home

Priced affordably, this well built three bedroom brick veneer with loads of original features and a remodelled kitchen is perfectly liveable inside and out and genuinely feels like home. Includes built in robes, the comfort of gas heating and split system air conditioner, lock up garage and a good sized level backyard for the kids or dog to play. Still room left for the vegie patch and conveniently positioned in relation to schools, this is well worth inspection. Phone now.

\$189,000



LAVINGTON

Plenty Of Space

This clad home with side street access consists of three bedrooms plus a study, polished floors, gas heating, evaporative cooling and single lock up garage. Located in a popular part of Lavington it's hard to beat for its size and price. Open for inspection to suit you - ring today.

\$198,000

PROPERTIES WANTED URGENTLY

LIFESTYLE PROPERTIES UP TO \$500,000 – Rosie would like a semi-rural home with a minimum of 4 bedrooms. A property with less than 2 acres in Baranduda, Table Top, Thurgoona Park, etc would be ideal. If you are thinking of moving now or in the near future, please call John Parkes on 02 6041 5755 or 0418 422 080.

INVESTOR BLOCK OF UNRENOVATED FLATS – Jason is

searching for a block of flats up to \$300,000. He is ready to act now and will consider any location. Call Michael Williams on 02 6041 5755 or 0408 415 755 today for a confidential chat.

BRICK HOMES – ANY CONDITION – Sharnie is eagerly looking for an East Albury property up to \$250,000. If you can help, please call Letitia Courtney on 02 6041 5755 or 0427 333 730.

CENTRAL UNITS – Gilbert is looking for a 2 bedroom unit for his daughter who has recently 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.



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.

\$449,000



THURGOONA Perfect In All Aspects

This one hasn't even had its second birthday! Offering three large bedrooms with the main offering a large walk in robe and beautiful ensuite. Great open plan living, kitchen and dining and easy outdoor entertaining with the large under roof area. Great size double lock up garage and all set on an easy care block – you can't go wrong with this one.

\$309,990



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.

\$465,000



LAVINGTON Quality Renovations

Located in the heart of Lavington this four bedroom, two bathroom home is a complete package. Quality floor and window furnishings throughout, stylish kitchen and bathroom renovations plus an in-ground pool (requires some maintenance) are hard to beat for value. Includes garaging for three cars. Phone for an inspection to suit you.

\$259,900



LAVINGTON Location Location Location

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

\$299,000



JINDERA Service Station PLUS Residence

Prominently positioned freehold property in the centre of Jindera township. Land comprises approximately 2025m2 and included in the Service Station part of the package is a workshop, storage areas, showroom & offices etc. Adjoining is a near new superb modern four bedroom two bathroom home that includes extra car accommodation and shedding at rear. This is a great business opportunity in a thriving township only a short distance to Lavington and Albury.

\$599,900



BETHANGA Away From The Hustle & Bustle.

Step beyond the ordinary into this spacious residence set on a private two acres. Enjoy the benefits of village environment with close proximity to the local hotel, general store etc. Only about 20 minutes drive to Albury-Wodonga this grand home comprises some five bedrooms, formal and informal living areas (including billiard room) and 8 squares of garaging. Impressive inside and out. Inspection by appointment

\$495,000



NORTH ALBURY Everything You Need

There's value for money here in this neat brick veneer home boasting three large bedrooms all with built in robes. Also includes a roomy lounge, remodelled kitchen and bathroom. The home has been freshly painted throughout, has new carpet plus a single lock up garage and great secure yard (702m2 approx). Open for inspection at a time to suit you.

\$184,900

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"Our family wishes to pass on to you our sincere thanks and appreciation for handling the sale of our mother's property and bringing it to a satisfactory settlement.

Our thanks also John, for your patience, good humour and many phone calls and your kindness towards our elderly mother – it is appreciated. Good luck in your future business".

Family of Isabell Gibbs, Seller – Tulla Street, North Albury

**DON'T TELL ME I CAN'T
HAVE IT !!!**

I want it now!

When we rent and manage your properties, we are dealing with human emotions and life situations.

As a result of managing these relationships, there is always going to be the possibility of disputes arising.

We are constantly working towards keeping the balance of a happy tenant and a happy property owner.

What happens if there is a disagreement? *"I want to get another dog?" "I want an air conditioner - the owners said they would get us one?" "I want my brother and his girlfriend to live with us". "Can I catch up on the rent next week?" "I want you to evict the tenant next door - their music is too loud."*

We are living in a society where client expectations are a priority. People want things fast and now. Service expectations are high when tenants rent properties and as we know, when there are high expectations, there will be disputes that need resolving.

Our job is to massage away disputes on the

property owner's behalf and quickly diffuse potentially explosive situations. How do we do that? We do that by educating the tenants upfront on not only their rights as tenants, but also their responsibilities and obligations. We start by clearly setting out the ground rules from the commencement of the tenancy and by making our expectations of them very clear. Stop paying the rent and we will have your lease terminated. If there is a problem, then tell us and we will try to fix it.

As we always maintain - "Working together always gets the best results".

"It is the best choice we ever made to change to Drummond. We went from having regular stress and feeling like we were managing the properties ourselves, to zero worries, zero action needed on our behalf and getting our spare time back."

**Rohan Dempster
0437 298 240**



Myra Bloomfield - Director
Drummond Real Estate
Rentals

**COMMUNITY
NOTICE BOARD**



Relay For Life

Border (Albury-Wodonga) RFL is continuing to take 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/> and look for BORDER 2009 under the Relay For Life events or pick up a registration form from Drummond Real Estate, Albury. The final Team Captains Meeting will be held at 3 Monkeys Tavern on Tuesday, October 20 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.



Rotary Community Market

Every Sunday 8:00 am to 12 noon
Tax Office Car Park Townsend Street Albury



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If you would like to advertise in our
Community News
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Peter Drummond on 02 6041 5755.



**LAVINGTON
Commercial Development Site**

Prominent site near "5 ways" - 1235m2. Improvements include showroom/warehouse (currently occupied as a gymnasium), display yard, car wash and near new steel shed 12 x 7m (approx). Currently let at \$30,000 pa plus outgoings. Good long term potential with current income stream. Call for more details.

\$595,000



**THURGOONA
2 Acres On Old Sydney Road**

This is a wonderful lifestyle property only 5 kms (approx) from Albury CBD. It comprises of an original cottage with three large bedrooms plus a newly renovated kitchen. Split system heating and cooling and a pot belly heater make this property comfortable at a very affordable price. It includes a wide verandah on three sides and ample shedding of all kinds. This property won't last - call today.

\$339,900



**EAST ALBURY
Impossible To Find Another Like This**

With three bedrooms and polished floorboards, this neat weatherboard home is situated in the popular part of East Albury within walking distance to Dean Street. Included in this package is the comfort of split system heating & cooling as well as a gas wall furnace. Boasting a single lock up garage, this is a home that could well be a First Home Buyers delight if they are looking for a centrally located property. Call to make an inspection time to suit.

\$219,000



**THURGOONA
Your Family Retreat Awaits!**

This is a spacious and private family residence set on 1.7 acres. It comprises four bedrooms and a study plus a fully self contained unit with full amenities. There is ducted heating/cooling throughout and an additional slow combustion heater in the formal lounge. A massive sun filled multi-purpose room contains an indoor, in-ground fully tiled and heated swimming pool. The grounds are landscaped for easy care and contain an orchard of over 30 fruit trees. A rare find - call today.

\$659,900



**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.

\$104,900



**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.

\$154,900



**LAVINGTON
Walk To Shops & Amenities**

With only two on the block, a lock up garage and extensive pergola, this excellent home unit stands out from the pack. Well fitted interior includes split system air conditioning, gas heating and separate bathroom (with bath), laundry and toilet. Very comfortable and at an affordable price. May well suit investor or owner occupier. Phone for an inspection time to suit you.

\$185,000



**SPLITTERS CREEK
Lifestyle Block - 2.0 hectares**

Perfectly placed in the prestigious rural environment of Splitters Creek is this excellent vacant allotment of approximately 2 Ha. Fenced on all boundaries with water to block and power with transformer on site you could build your dream home here from the ground up. Only about 12 km from Albury central. Well worth consideration. Call today.

\$225,000

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HOMES TO SELL
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**WANTED
HOMES/UNITS TO RENT
WE HAVE CONSTANT ENQUIRY FROM
QUALIFIED TENANTS.
NEED YOUR PROPERTY LET
AND MANAGED?
CALL NOW**

HOW TO SELL AND BUY AT THE RIGHT PRICE
It's the hardest question in Real Estate to answer...
WHAT IS THE RIGHT PRICE?

In Real Estate Valuation there is a theory known as willing seller/willing buyer. This theory says that the true value of a property is the price a willing seller accepts from a willing buyer, where everyone is informed and not under any pressure or influence.

The technical theory can be summed up in one word – fairness. The basics of all ethical negotiation is that both sellers and buyers get a fair deal. In his book, The Seven Habits of Highly Effective People, Stephen Covey, Business Philosopher calls this win/win negotiation.

Fairness is a major principle of negotiation. If you go into a negotiation with a win/lose attitude, it will rarely be pleasant. As the saying goes, 'If you get involved in the rat race, even if you win, you are still a rat.'

So, don't be a rat. Don't tell lies. Just state the truth plainly. Make your intention clear, also, that you want to be treated fairly. Being fair does not mean being soft. It means being fair and firm. Don't treat people as if they are dishonest, no matter how cynical you may feel. Be friendly. Act as if you expect to be well treated and with a spirit of fairness.

If people see you as honest and fair, you are more likely to be treated honestly and fairly. If you are also seen as competent, you are even more likely to be well treated. Your best chance of being treated fairly is to have a fair attitude. In short, you should be fair, firm and friendly. This way both buyers and sellers will be rewarded with a win/win outcome.



Michael Williams – Director
Drummond Real Estate



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

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**WIN
\$150
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Name: _____ How often do you attend The Rotary Markets?: _____

Address: _____ Why do you come to the markets?: _____

Phone: _____ Postcode: _____ What could we do to improve the markets?: _____

Email: _____

Drawn 11.45 am on the last Sunday of each month.