

# OPEN TOWN

### Historic Chiltern invites you to see it for yourself

**O**n Sunday 24th October Chiltern will be "Open for Inspection".

The residents and business people invite you to Chiltern to get a feel for the town.

"We think Chiltern has a lot to offer. Not only is it steeped in history but it is a great lifestyle township with lots of Community involvement and nowadays with the freeway it is only a short drive from Albury and Wodonga" says coordinator Rosalie Kirwin.

Call in and make yourself known. Have a drink or a meal at the renowned Telegraph Hotel, have lunch or a coffee, see the only heritage listed Chemist shop in Victoria, pick up a loaf of fresh bread at the local baker, browse for bric a brac, visit the Grapevine Hotel and Museum or even dare we suggest you could inspect and buy a block of land or a home. The town will be open and waiting for you. Be there.



• Committee Members Rosalie Kirwin and Matt Williams

## RELAY FOR LIFE



• Hope Ceremony Messages at Relay for Life

# HOPE

It's not too late to register your team for this rewarding charity event to be held at the Raiders Football Ground, Birrale Park Wodonga on Saturday and Sunday 23rd and 24th October. For more information see details Page 3 or call Carl on 0413 584 233.

# MAD DAN MORGAN

**F**olklore suggests that this notorious bushranger surveyed the district from vantage points on Table Top Mountain.

Relive that experience and see one of the caves he lived in and take in the spectacular views offered with a guided walking tour to the top of Table Top Mountain.

"Six of us went last weekend", said Wendy Young from Jindera, "it was a fantastic trip and tour leader Phil Rouvray was a wealth of knowledge. He took us up one way and we came back on a different path it was well worth the effort."

For bookings and further details see advertisement **Table Top Mountain Experience** on Page 4 or please call Phil 0428 216 595



• Mad Dan Morgan



• Table Top Mountain - Original Oil Painting by renowned Australian Landscape Artist John Wilson

# SPONTANEOUS BROADWAY

### An exhilarating, extraordinary and very very silly way to end the year!

Spontaneous Broadway is an **international comedy sensation**. It began in New York City when a bunch of all singing, all dancing improvising comedians decided show tunes and comedy belong together.

The cast pitch a story based on your titles, and then improvise a song from this emerging musical. The audience then votes for the musical they want to see in its entirety, and the winning audience 'composer' wins a prize.

With every show a new hilarious musical is created from song titles written by the audience. **YOU'LL WANT TO COME BACK!**

'If you can't have a good time at Spontaneous Broadway then you need a slap in the face.' Cath Crowley

This limited season at HotHouse Theatre runs from Tuesday October 26 until Saturday October 30.

Bring your friends for a great night out - **GROUP SPECIAL OFFER** - Book 5 friends to see the show and we will give you YOUR ticket free! (Group booking price \$43 ADULT and \$33 CONCESSION). Call 02 6021 7433 and mention Drummond News to receive this special group offer.



### Quote

"Honesty is the first chapter in the book of wisdom."

Thomas Jefferson

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### EAST ALBURY

#### An Elegant Entertainer

A warm and welcoming villa where quality prevails. Ex-display home comprising four bedrooms and a study with spacious living area opening to a covered outdoor area. A sensational parents retreat with ensuite and spa bath, other good sized rooms and its elevated corner position guarantee its impressive appearance. Of course there is ducted heating and cooling and lots more about this delightful home. Open for inspection to suit you. Call now.

**\$465,000**



### LAVINGTON

#### A Package Close To Perfection

With a new kitchen and two new bathrooms there is little to do in this very comfy contemporary styled three bedroom family home. Comprises practical floor plan, extensive paved outdoor area, double carport and lock-up brick store/workshop. Split system air-conditioning adds year round comfort. Open for inspection to suit you. Call for an inspection today.

**\$259,000**



### LAVINGTON

#### Room For The Whole Family

Comprises a generously proportioned three bedroom home on a superb 1290m<sup>2</sup> (approx) allotment plus an extra living room and separate or fourth bedroom. Ideal for granny or a teenagers retreat. Also includes a double lock up garage plus lock up brick workshop/studio. Obviously it has lots of extras including an ensuite. Well worth consideration. Open for inspection to suit you.

**\$435,000**



### LAVINGTON

#### As Good As New

Smart three bedroom family home with all the modern conveniences you would expect. Includes an ensuite and media room plus the comfort of ducted heating and cooling and a fantastic north facing living room opening to the outdoor area. A double garage, landscaped garden and water tank are also included. Open for inspection by appointment.

**\$314,000**



### LAVINGTON

#### One Of A Pair – As New

Smart two bedroom home converted to an exceptional modern townhouse. With only two homes on the block and a complete make-over which includes new kitchen, bathroom and polished floors plus the addition of a double lock-up garage, this is the one you have been after. It's walking distance to Lavington Shops as well. Open for inspection to suit you. Phone now for more details.

**\$219,000**



### LAVINGTON

#### Perfect For A Big Family

Comprising four bedrooms plus a study (or fifth bedroom) and a teenagers' "pad" or granny flat downstairs there is room for everyone. With a separate formal lounge, huge open living area and separate adjoining rumpus room, space abounds. This is an impressive family home with two double garages and undercover space for an extra three or four cars. The views are great too and there is a park next door. Well worth your inspection. Open at a time to suit you.

**\$385,000**



### LAVINGTON

#### This Years Best Buy

Here is the find of the year. Fantastic four bedroom, two bathroom family home with polished timber flooring. Neat and well presented with gas heating and air-conditioning. Also includes an extensive covered outdoor area and double lock up garage. Good sized block approx 892m<sup>2</sup> in great court location. This will be hard to beat. Open for inspection at a time to suit you.

**\$189,000**



### LAVINGTON

#### Loads of Space – Great Location

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 840m<sup>2</sup> block (approx) and has a double lock-up garage and secure/high fencing. Open at a time to suit you.

**\$234,500**

*"This is the first time an agent has given me the service they said they would and Drummond was the third agent I have used in the past two years. The other agents didn't respond to complaints. They seemed to just collect the rent and post out statements. Anything more than that was an inconvenience for them."*

**Property Investor – Sandi Brown Ph: 0417 021 253**



### LAVINGTON

#### Don't Miss This Opportunity!!!

If you are looking for an A grade investment or maybe sick of renting, this is a great opportunity not to be missed. This modern two bedroom unit offers large lounge / entertainment area and is beautifully tiled throughout, freshly painted and loads of further potential. These don't come up like this very often so best be quick. Phone now for an inspection time to suit you.

**\$114,000**



### LAVINGTON

#### Central Location

If you need convenience and security this home will be hard to beat. It is a very short walk to Centro Lavington and it is set behind a high fence with gates. Inside you have three bedrooms and you'll find it's neat, clean and comfortable with an extension on the back that includes a bright sunny kitchen and living room. Also includes a double lock up garage and huge carport area. You will like this one at this price. Open for inspection to suit you.

**\$239,000**



### LAVINGTON

#### Cottage Charm

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.

**\$179,950**



### NORTH ALBURY

#### Sensational Views

With its back to nature and an elevated north facing outlet this substantial four bedroom home has a lot to like about it. With gas fired floor coil heating, ensuite, evaporative and split system air-conditioning it offers year round comfort. Boasts a great 854m<sup>2</sup> (approx) block and double garage underneath and a super position at head of a quiet court. Open for inspection to suit you. Call today.

**\$365,000**



### CENTRAL NORTH

#### Perfect Position

Perfectly positioned three bedroom brick residence with lots of appealing extras. Superb paved outdoor area including in-ground pool, large pergola and double carport with roller doors. Inside has a delightful feel with ducted gas heating and evaporative cooling, open fire place, near new kitchen with stainless appliances, polished floors and much more. Open for inspection to suit you.

**\$374,000**



### NORTH ALBURY

#### First Home Or Investment

Take note of this price. Currently let at \$200 per week, this could be the ideal investment opportunity. Alternatively it could be right for the First Home Buyer. Well positioned in central North Albury there is a lot to like about this home. Remodelled kitchen, ducted gas heating, split system air-conditioner and a lock up garage/shed. Open for inspection to suit you. Phone now.

**\$149,950**



### NORTH ALBURY

#### Lifestyle Living In The City

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. Currently let at \$220 pw. Phone now to make an inspection time to suit you.

**\$498,000**



### THURGOONA

#### When Quality Counts

Smart executive residence comprising generous four bedroom accommodation. Most impressive family home with comfort of gas ducted heating, evaporative cooling and ensuite plus a superb tiled family room opening to a north facing back yard. Set in a court position there is also a double garage with direct internal access and a park at the rear. This is one of those that will stand out in the crowd. Inspect by appointment. Call today.

**\$350,000**

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# THEY NEVER PROMISED YOU A ROSE GARDEN

Many tenants are not garden lovers and don't share or understand your passion for blooming roses, gorgeous exotic plants, native shrubs and citrus trees. If you're going to leave the pruning to the tenants, then don't suddenly suffer a nervous breakdown when you discover that your much loved standard rose has now become a carpet rose and your lovely shapely lemon tree is now a dwarf shrub and will never reach the height you hoped for.

The bottom line is this – **MOST TENANTS DO NOT KNOW HOW TO PRUNE.**

Yes, for many tenants it is their responsibility to maintain the lawns and gardens, but have you ever considered paying a professional to come in twice a year and do the pruning properly and perhaps put some fertiliser around and do some spraying? It's not expensive, especially if you start to weigh up the cost of replacing plants that have suffered at the hands of your tenants. In their minds they thought they were doing a good job for you in attending to the pruning.

It can be very stressful and frustrating for owners, when they examine their once beautiful gardens and see that they are not looking so bright.

It's the same with pools. When tenants rent

a property with a pool, it's their responsibility to maintain it. We know from experience that few tenants have little idea how to maintain and care for a salt chlorinated pool. The answer – employ someone to check on it now and again and service the pool equipment and while they are there ask them to show the tenants how to care for the pool.

Seeking compensation through the Tribunal for damaged gardens can prove to be a challenge. You must prove that your tenants were negligent and that they directly contributed to the destruction of the garden. Tenants can be seen to be caring and doing a reasonable job of looking after the property in good order by watering and mowing regularly. The fact they don't know how to prune is irrelevant.

The answer – employ professionals. You wouldn't let a tenant (particularly if he/she was not qualified) wire your property or paint your house, so why let a non qualified person prune your well established roses and trees?



Myra Bloomfield – Director  
Drummond Real Estate  
Rentals

# COMMUNITY NOTICE BOARD



**ST. DAVID'S UNITING CHURCH**  
17th Annual Rose-A-Fair  
Saturday 6th November from 8am  
Cnr. Wilson and Olive Streets, Albury

**Featuring:**

ROSE SHOW 10am – 3pm. Gold Coin Donation – Lucky Door Prize  
SLAVE AUCTION 9:45am  
SCOTS SCHOOL CHOIR 10am – 10:45am  
ALBURY CITY BAND RECITAL 11am – 12noon  
MONSTER RAFFLE AND MYSTERY PRIZE drawn 2:30pm  
Craft and Displays, Popular Music  
BBQ, Devonshire Teas  
Vegetarian Food, Variety of Stalls  
White Elephant Stall, Bargain Centre and Plant Stall



**RELAY FOR LIFE**

It's not too late to register for this year's RELAY FOR LIFE event which will be held on October 23rd and 24th at Wodonga Raiders Birralee Park. Google "Relay for life Border 2010" to find the website and register. All proceeds from RFL go towards Cancer research, advocacy and support services. For further details please attend an information session from 7pm at the Three Monkey's Tavern on the following evenings – 12th October and 19th October or please contact Carl if you have any queries on 0413 584 233.



**NORTH ALBURY**  
**Full of Surprises**

Generously proportioned four bedroom family home on huge 1074m<sup>2</sup> (approx) block. There is lots of potential here but it already has two living areas, outdoor deck and the comfort of ducted heating. Can be renovated and/or extended or even subdivided or developed (STCA). Call today to arrange an inspection to suit you.

**\$295,000**



**WODONGA**  
**Perfect Place To Start**

Very comfortable three bedroom brick veneer residence on generous 670m<sup>2</sup> (approx) block with open space at rear. Smart appointments include a remodelled kitchen, gas heating, airconditioner, quiet court position and walk to shop nearby plus double carport. Well worth consideration. Open for inspection to suit you - call now.

**\$199,000**

LAND	
<b>LAVINGTON</b> Home Site – 749m <sup>2</sup>	<b>\$79,500</b>
<b>LAVINGTON</b> Dual Occupancy Site – 869m <sup>2</sup>	<b>\$94,900</b>
<b>NORTH ALBURY</b> Home Site with views – 1276m <sup>2</sup>	<b>\$132,500</b>
<b>WEST ALBURY</b> Residential Development Site – 932m <sup>2</sup>	<b>\$129,950</b>
<b>BELLBRIDGE</b> Home Site – 532m <sup>2</sup>	<b>\$95,000</b>
<b>CITY FRINGE</b> Rural – residential – 10.12Ha	<b>\$179,000</b>



**LAVINGTON**  
**3 Bedrooms, Huge Rumpus, Big Shed**

A fantastic north facing rumpus/living room on the back of this house adds to its liveability, comfort and appeal. Add to this a very big (approx four car) brick garage/workshop and you will have to agree this is quite a package. With a well appointed interior, which includes gas and wood heating as well as air-conditioning there is not much more you could need. This is one that you could fall in love with easily. Open for inspection to suit you.

**\$269,000**



**ALBURY**  
**Splitters Creek Tranquility**

Nestled near the end of the valley this endearing farmlet offers all that you might desire in a private rural environment. Comprises a comfortable home of three bedrooms plus a study, spectacular aspect and view, reliable water supply, large shed and lots more. Will appeal. Open for inspection to suit you.

**\$495,000**



**CUDGEWA (NEAR CORRYONG)**  
**Cottage Oozing Charm & Intrigue**

Step beyond the ordinary. Boldly painted interior with a delightful feel. Three bedrooms (or two plus a spacious upstairs studio), excellent kitchen, lounge, dining and more. Set in a superb garden on approx half acre with sheds, garage and town water. Ideal home or excellent holiday home in this delightful rural environment in the small village of Cudgewa about 12 kms from Corryong. Phone now to arrange an inspection to suit you.

**\$225,000**



**BETHANGA**  
**Built With Pride**

About 20 minutes drive to Albury-Wodonga and well positioned in a delightful village environment. This is the builders own home and has been carefully built with meticulous detail. Comprises five bedrooms plus study, billiard room and an 8 square garage. As you can imagine it is generously proportioned and well suited to practical family living. Inspection by appointment.

**\$455,000**



**ALBURY**  
**Spectacular City Views**

Set on a superb 1056m<sup>2</sup> block at the top of Mercy Hill, this solid Brick Veneer residence boasts superb city views. Comprises three bedrooms and a large area underneath. There is scope to renovate and extend or, subject to council approval, a site this size could also cope with a unit or two in the back yard. Worth consideration. Open for inspection to suit you. Phone today.

**\$379,000**

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**WE HAVE CONSTANT ENQUIRY FROM QUALIFIED TENANTS.**  
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# DANGEROUS QUESTIONS

**When you are considering selling, the two most dangerous questions to ask an agent are:**

- 1. What price will you "quote" me? and**
- 2. What fee will you charge?**

The reason they are dangerous questions is that the agent quoting the highest price and the lowest fee can often appear to be the cheapest but in the end can become the most expensive.

Over quoting wins business for agents and it can leave you basing your decisions on false information. The

best way to avoid the risk is to have your property independently valued.

The questions assume all agents are the same, that you are comparing "apples with apples". That is not the case.

You need to consider the agents skill in negotiation and marketing, not the price that is quoted.

Should you want to know more about this please give me a call at any time on 02 6041 5755.



Peter Drummond - Director  
Drummond Real Estate

## TABLE TOP Mountain Experience



Join a guided walk to the summit of Table Top Mountain (628 metres)

this Spring. The walk offers panoramic views of snow capped mountains and Lake Hume. Walkers will also experience a sumptuous afternoon tea in the rustic Peregrines Function Centre, at the conclusion of the walk.

The walk is between 5 and 6 kms in length and takes 2 and a half hours. School aged children and adults of moderate fitness and agility are able to undertake the walk.

Table Top Mountain is 30 minutes driving time from central Albury, via the freeway. A bus can be arranged for groups of 15-20.

For group bookings (10 or more adults), the walk can be tailored to the interests of the group. The cost to adults is \$25, which includes afternoon tea. Children under 17 who are accompanied by an adult are free.

For bookings or more information  
**0428216595**

or email [climbtaptop@hotmail.com](mailto:climbtaptop@hotmail.com)