

CONGRATULATIONS TO ALL NOMINEES

As part of the Australia Day celebrations last month at Noreuil Park the nominees for the Albury Awards 2011 were recognised in a public ceremony. We felt it was appropriate to give further recognition to those who work tirelessly in our community.

Volunteer Of The Year Nominees



Congratulations to Alf McConnell – Volunteer Of The Year

• Left to Right – Front: Claire Moodie (Nominee), Amy Allen (Nominee), Maria McCulloch (Nominee), Alice Glachan (Mayor), Gary “Snowy” Herron (Nominee)
Rear: Greg Aplin (Member for Albury), Bob Harris (SS&A Club), Alf McConnell (Nominee), Brian Waters (St Vincent de Paul)

Citizen Of The Year Nominees



Congratulations to Kevin Mack – Citizen Of The Year

• Left to Right – Reg Phillips (Nominee), David O’Dea (Nominee), Kath Baggeridge (Nominee), Greg Aplin (Member for Albury), Alice Glachan (Mayor), Kevin Mack (Nominee), Peter Witzer (Australia Day Ambassador), Eric Turner (Nominee), John Brabant (Nominee)

CORRECTION

In last month’s issue we made a mistake. Lois Dunchue, Drought Relief Co-ordinator for Rural Care Link, and her crew organised some 17,000 (not 170) hampers for families effected by drought. We apologise for this error.



• Roger Schnelle (President Albury North Rotary Club) and Clarke Potter with Lois Dunchue after the presentation

Community Group Of The Year Nominees



Congratulations to Lions Club Of Lavington – Community Group Of The Year

• Left to Right – Carl Friedlieb - Border Relay for Life Committee (Nominee), Roger Lescun – Albury Hume Rotary Club (Nominee), Jan Hastings - Zonta Club of Albury (Nominee), Greg Aplin (Member for Albury), Alice Glachan (Mayor), Ian Greenwood (Qantaslink), David Kerford - Lions Club of Lavington (Nominee).

Young Citizen Of The Year Nominees

Congratulations to Emma Percy – Young Citizen Of The Year

No photo available

Amy Allen, Dean Heta, Tim Hill, Emma Percy

READ BETWEEN THE LINES

Much of what you see in the print media or hear on the news is often a half truth.

Take for example recent articles about how the median price for real estate has increased and therefore real estate prices are on the rise. Even my article “Market Update” last month may have given that indication.

“Median” is a statistical figure described as the middle of an ordered set of values. Where it doesn’t quite tell us the whole truth is that if a section at the lower end of the real estate market is not selling as well then the median is likely to increase.

The truth is if we look at the resale of individual properties there

is plenty of evidence to demonstrate that house prices have dropped slightly.

Now don’t get me wrong, Albury Wodonga and District is a strong regional area and the real estate market is generally ok. As cycles go and supply and demand dictates, volume and prices are down slightly.

In that sense it’s the perfect time to upgrade as you don’t lose out between selling and buying while prices are stable as you are doing it in a stable market.



Peter Drummond – Director Drummond Real Estate

Quote

“Dream as if you’ll live forever,
live as if you’ll die today.”
James Dean

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LAVINGTON
A Complete Package

This may appear to be your normal three bedroom brick veneer, but there is a lot more than meets the eye here. A huge north facing living room on the back adds a real dimension to the home. There is also a massive four car double brick garage/workshop in the backyard. This is just what you have been after. Open for inspection to suit you. Call today.

\$249,750



LAVINGTON
Resort/Lifestyle Living

Imagine finding your dream home all ready and waiting for you. Well this could be it. It has a delightful inground pool and fountain, an adjoining outdoor living area with lights, TV points etc. Its perfect for parties! Inside this superb home has had a makeover in the kitchen, bathroom and laundry with a large family room extension overlooking the resort style rear yard - and its all so comfortable with gas ducted heating and evaporative cooling. You have to see it to believe it.

\$269,500



EAST ALBURY
Ex Display Home

A warm and welcoming villa where quality prevails. An elegant entertainer 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 and other good sized rooms. Its elevated corner position guarantees its impressive appearance. Of course there is ducted heating and cooling and lots more to like about this delightful home. Open for inspection to suit you.

\$415,000



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 bushland views. Call today for more details.

\$449,000



THURGOONA
4 Bedrooms Plus IG Pool

Enjoy the exceptionally private rear yard with its salt chlorinated inground pool. Comprising three bedrooms plus a study (or fourth bedroom) with ensuite, this comfortable home also includes ducted evaporative cooling a double lock-up garage and brick workshop. An extensive rear verandah and alfresco dining area is a real feature. Well worth inspection.

\$319,500



LAVINGTON
Great 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 840m² (approx) block and has a double lock-up garage and secure/high fencing. Open at a time to suit you.

\$229,500



CHILTERN
Affordable Lifestyle Living

Set on a block of about 3334m² (approx) this immaculately presented four bedroom home offers plenty to those that want room to more. There are two living areas, an ensuite plus there is also a huge back verandah and an excellent four bay steel shed and the comfort of ducted cooling and wood heating. Because it is located in a country town you can walk to most facilities. Well worth consideration at this price.

\$298,000



LAVINGTON
When Position Counts

Located only a few hundred metres from Lavington shops this rear unit includes two bedrooms, good sized private rear yard and lock up garage with remote roller door. Spacious interior boasts a full kitchen, separate laundry and bathroom and comfort of gas heating and air-conditioning. This is quite a package and well worth consideration. Call now. Inspection can be arranged at a time to suit you.

\$189,000

ALBURY
\$680,000
INVEST, REDEVELOP AND SUBDIVIDE



A unique opportunity comprising 6 x 1 bedroom flats and 1 x 2 bedroom unit. Currently subdivided into 2 lots. Front unit can be renovated and sold off immediately. Total return about \$50,000 in present condition. Excellent 1473m² (approx) allotment in great position near Mercy Hospital. Easy to value add by renovating, extending and then subdividing the six rear units. Phone for more details.



NORTH ALBURY
Neat Starter In Great Position

This home has everything needed for your comfort now with the opportunity to renovate and update at a later date. Most of the interior has been recently repainted and this very liveable home includes three bedrooms, ceiling fans, bright kitchen with near new stove, large single garage and storage plus carport behind a secure gated rear yard. Phone now to inspect at a time to suit you.

\$185,000



WODONGA
Perfectly Complete

Ideal first home or investment where everything is complete - those wanting to move in can relax or investors can rent immediately. Great aspect with north facing living area opening to outdoor entertaining and private secure yard. Good corner block with access for caravan or boat. Comprises three bedrooms, two bathrooms, ducted cooling, gas heating, double lock up garage and more. Exceptionally neatly presented and it is ready and waiting for you.

\$269,000



LAVINGTON
Four Bedrooms Plus Flat

Comprises a generously proportioned smart four bedroom two bathroom home on a superb 1290m² (approx) allotment that 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 such as ensuite, heating, cooling and more. Well worth consideration.

\$399,000



WODONGA
Perfect Place To Start

Neat three bedroom brick veneer on generous 670m² (approx) block with open space at rear. Comfortable 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.

\$192,500



WODONGA
Priced To Sell

Exciting, modern two storey residence of generous proportions with room for all the family. Four bedrooms plus a study (or fifth bedroom), three separate living areas that includes large family room, formal lounge and dining room and upstairs rumpus/utility room. There's space for the whole family. This home includes all life's luxuries such as ducted heating and cooling, spa bath, delightful alfresco dining area with views, three toilets, extra large garage and paved outdoor area. Open for inspection to suit you - call today.

\$429,000



BETHANGA
Country Seclusion

Nestled in foothills of the old gold mining township of Bethanga about 20 minutes drive from Albury or Wodonga. Comprises 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.

\$339,000



THURGOONA
Outstanding In Every Way

A contemporary classic home built by B&H Homes. This superb lifestyle property on a 4474m² (approx) block includes a practical open floor plan, three bedrooms plus a study (or fourth bedroom) a separate media room and a formal lounge room. North facing living areas opens to an under roof alfresco dining area overlooking a superb inground pool. It also includes an 11 x 8m (approx) shed, double garage, 1.5kw solar panel net feed in meter system and of course ducted heating and cooling, two tanks and more.

\$650,000



TABLETOP
Perfect In Every Way

Immaculately presented modern (about 8 yr old) four bedroom brick veneer residence with all the comforts one might expect. Includes ensuite, ducted heating, evaporative cooling, and a superb north facing outdoor living area. Set on a superb 1.04 Ha (approx) allotment with double lockup garage, double carport and separate three bay utilityshed/workshop. There is plenty to like about this appealing property. Open for inspection to suit you. Phone today for more information.

\$425,000

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WHAT IF?

What if my tenant will not sign a new lease agreement when I want them to?

What if my property becomes vacant when I don't want it to be vacant?

What if my tenant does sign a new lease and then has to leave?

If only we could have guarantees that as investors we would never suffer loss.

What a perfect world that would be.

So what if tenants will not sign a new lease agreement and they just want to remain on a periodic tenancy. Is this a problem?

Owners get very concerned when their tenants will not commit to another fixed term. But why? The rent is still coming in and the property is still being maintained. Some owners have requested we issue tenants a Notice of Termination at the end of their fixed term just because they will not sign for another term. Is this reasonable?

Let's consider the costs here. Not only will owners have advertising costs and letting fees to pay but what about the loss of rent incurred in trying to secure another good tenant. A great tenant could be lost along with hundreds of dollars all because owners place pressure on tenants to sign a new lease.

Many tenants sign a lease for a six month period and are still there two years later. The lease is still a valid and legal document. The only thing that has expired is the fixed term. Understand that circumstances in tenant's lives are constantly changing and placing pressure on them to sign for another term causes conflict, stress and other problems.

Owners, we feel should sometimes see things from a tenant's perspective. Tenants like owners lose jobs, change jobs, travel, get sick, suffer relationship breakdowns, have babies, build houses – do all the things that seriously impact on them making important decisions. Having to be told that they must sign another 12 month lease agreement or move out when their existing lease is up is nonsense. Nowhere in the legislation does it state that a tenant must sign a new lease agreement when the existing lease expires. Remember, courtesy, respect, fairness, negotiation and common sense are keys to keeping long term happy tenants. It's also the key to stability of income.



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



Twilight Market

The first of Albury City's QEII Twilight Markets kicked off on Thursday 3 February. A boutique market offering quality arts and crafts, designer jewellery, hand stitched soft furnishings, childrens wear, natural beauty products and more plus an eclectic mix of cuisines to feast on.

Next Market - Thursday 3 March from 5pm until 8pm at QEII Square



Open Age Learning

Age Concern are offering 8 week courses at 432 Townsend Street, Albury in Drawing/Painting, Exercise, Tai Chi, Computer, Handcrafts, Music, Jewellery Making, Card Making/Scrapbooking, Creative Writing, Mobile Phones, Country and Cultures. For more details please call 6021 5122.



HotHouse Theatre

With an absolute cracker of a 2011 Season, now is the time to become a subscriber for this nationally recognised local theatre company. Great savings, guaranteed seats plus much more. Call 02 6021 7433 for further details.

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 Three Bedrooms – Small Block

Like a "Townhouse" but on its own separate Torrens Title. This is an extremely smart brick veneer home with north facing living room opening to a "Vergola" over verandah and small private courtyard. Offers a great kitchen, ensuite and walk in robe to master bedroom and comfort of air-conditioning and gas heating. Double car accommodation adds to the attraction. If a small block is what you are after, look no further. Open for an inspection to suit you. Call today.

\$239,950



WEST ALBURY A Great Investment

Well located strata unit at front of a block of three with a private rear yard, carport, tank and two garden sheds. Comfortably appointed interior includes near new carpets and air-conditioning and there is a separate bathroom and laundry. Set at the head of a quiet court this semi detached unit has a lot to like about. Ideally suited to an owner/occupier it will rent exceptionally well too. Open for inspection to suit you. Phone now.

\$165,000



LAVINGTON Only Two On The Block

Smart spacious two bedroom unit amongst other modern homes. Excellent timber kitchen, separate bathroom, laundry and toilet and comfort of gas heating and air conditioning. Well developed outdoor area with pergola in a private low maintenance yard. Could easily be lived in by an owner occupier or rent out for a good long term investment. Phone today for more details. Open for inspection to suit you.

\$169,950



NORTH ALBURY Development Site

Unique 8866m² (approx) site in Central North Albury, Zoned R1 General Residential. Could be a lifestyle property in town or subdivided and developed (subject to council approval). Includes a substantial 4 bedroom home and huge 8.0 x 7.5m utility room at rear. Call today for more details.

\$499,000



SOUTH ALBURY Flexible Industrial Property

Rent it out as is, set up your own business or develop a new building. Currently zoned IN1 General Industrial. Great corner site approx 671m² with dual access, secure rear yard, fully paved and double carport. Renovated residence comprising two bedrooms with split system air-conditioning with a tenant paying \$195 pw it provides cash flow until you need it for yourself or you are ready to develop it. Inspect by appointment – call today.

\$229,000



NORTH ALBURY A Great Starter Investment

Why wait longer. Here is a block of three units (2 x 1 bedroom, 1 x 2 bedroom) that already have renovated kitchens & bathrooms installed. Neat and well maintained, the rents from these units could easily be increased to improve returns. Current rental return is just under \$19,000pa with rates at approximately \$1,600. Don't miss this one.

\$299,000



EAST ALBURY Four Bedroom Cottage

Set on a small (492m² approx) block with a carport and private low maintenance backyard. Very comfortable and spacious interior with generous sized living areas and modern kitchen and bathroom. Ideal investment that has been set up for student accommodation. Has generated up to about \$27,000 pa gross in recent years.

\$199,000



LAND
LAVINGTON
Dual occupancy development site with approval plans. **\$94,900**
Appealing 10.12 Hectare (approx) rural/residential allotment on the edge of town. **\$180,000**
The last block in the street and consists of 1686m² with all services available. **\$219,500**
Magnificent views.

NORTH ALBURY
Superb 1276m² (approx) site in established residential area with views to the mountains. Magnificent views. **\$132,500**

WEST ALBURY
923m² well positioned block in popular estate. **\$129,950**

SOUTH ALBURY
2257m² development site **\$349,500**

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WANTED FOR QUALIFIED BUYERS

Mr & Mrs B are trying to find a good home in East Albury – three bedrooms are adequate. So long as it is in good liveable condition they are prepared to do some work. A view is preferred. They have up to about \$350,000 to spend.

Mr & Mrs T have sold their farm and would like a large home on a hectare or two. They are prepared to spend between \$500,000 to \$800,000 for the right one. They like the Thurgoona Tabletop area and have land in the area, but would prefer not to build. A big shed or at least room to build one is important.

Mr & Mrs H have recently sold and want a good period styled home or Californian Bungalow in Central Albury, Central North Albury (Frauenfelder Street area) or inner East Albury. Will spend \$400,000 to \$600,000. The preference is for it to include a pool, particularly if it's at the upper end of the price bracket.

Mr C would like to find a low maintenance three or four bedroom home preferably on a smaller block with access to Thurgoona Golf Club. A property adjoining the club grounds would be ideal, but a modern home nearby would also be considered. Expected budget around \$300,000 to \$400,000.

Mr & Mrs S are trying to find a quality home with a smallish low maintenance yard where the main living areas are all on one level without steps. Four bedrooms is preferred. Budget \$400,000 to \$550,000. Central, East, West and North Albury areas will be considered.

Mr R is moving to Albury from out of town and would like to find a home for about \$400,000 in Forrest Hill or Pemberton Park areas.

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