

# Keeping people in touch Vision Australia Radio



• Vision Australia Volunteer presenters John Duncombe and Ken Perrin.

**If your eyesight is too poor to read the newspaper any more, imagine how difficult it can be to keep up with what's going on in your community?**

In Albury-Wodonga, dedicated shifts of volunteers broadcast local news 3 hours per day through Vision Australia Radio – 101.7FM. Each day, local volunteers select articles from the Border Mail and read the article over the radio. Early birds broadcast from 6.30 - 7.30 each morning, with a mid-day shift from 1-2pm and the afternoon shift from 3-4pm. Between these

times, national papers and special interest segments are broadcast from Vision Australia's Kooyong office.

In aiming to support people who are blind or have low vision access every part of life they choose, Vision Australia Radio 101.7FM helps people in the Albury and Wodonga region keep in touch with their communities.

New volunteers are welcome at any time – contact 1300 84 74 66.



**vision  
australia**

blindness and low vision services

## BORDER TRUST & BACK TO REALITY SUPPORTING YOUTH AGAIN IN 2010!

**B**order Trust is proud to announce that the YMCA Youth Mentoring Program will be the first of two local community projects to receive funding from the Back to Reality Foundation this year. A cheque for \$5,000 was presented to Graham Watson, the recently appointed Co-ordinator of the successful project on Wednesday 13 October at the Wodonga Leisure Centre.

Back to Reality committee members, Patricia Gould OAM, Geoff Emerson and Denise Osborne attended to meet the mentors and present the cheque. Centre Manager Mr Andrew Mundy stated, "This pilot project has been developed in response to needs expressed by local educators. It will help young people to develop the social and behavioural skills to make the transition from primary to secondary school by seeking out and choosing options that are right for them along the way."

Mr Watson added that "The program will be delivered within the school environment with the main focus being the development of supportive relationships based on trust through a range of fun activities. Matching

mentors and mentees is pivotal to the success of the project and this is why we have secured people from diverse work backgrounds, age groups and across both genders."

Border Trust delivers the Back to Reality grants annually with funding derived from the sale of Granya House. This year marks the allocation of over \$47,000 to youth projects across the region.



• Border Trust L to R Andrew Mundy, Chris Whately, Graham Watson- YMCA, Denise Osborne & Geoff Emerson.

## PLAYING WITH THE TRUTH

**"Price Plus" advertising is to be banned in Victoria according to a recent announcement by the Minister for Consumer Affairs'.**

Price plus and price ranges are "Bait" strategies which use a false low price to attract buyers. The practice comes with a variety of names – By Negotiation, Offers Above and Price Guide. They are all similar and undersell your home. As one well known real estate commentator says "bait prices hook sellers more than buyers".

Buyers are misled into believing that they can buy at the lowest price quoted. As one buyer said to me recently – once we were attracted by the bait price we were told the seller wanted up to about \$200,000 more.

We couldn't afford that, we did not get the truth.

Sellers are lead to believe they will get substantially more than the bait price. The problem is that the buyers attracted by the low price make low offers and the agents use this to condition sellers to accept a lesser price than what they should.

Agents who use "Price Plus" strategies are not skilled negotiators. If they were then they wouldn't use such financially damaging strategies.



Peter Drummond – Director Drummond Real Estate

### Quote

"The only real mistake is the one from which we learn nothing."

John Powell

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### BELLBRIDGE

#### Resort Style Living By The Weir

Sensational family home on two blocks of land with two street frontages. There's room and a track for the mini bikes, a fantastic in ground pool, superb deck with spectacular views. It also boasts five bedrooms, three living areas, near new kitchen and ensuite to master and more. Must be seen to appreciate how much this delightful property has to offer. Open for inspection to suit you. Call now.

**\$515,000**



### EAST ALBURY

#### Developers/Renovators Take Notice

Conveniently located within walking distance of the CBD this solid red brick residence is ready and waiting for the enthusiastic renovator. Set on a 736.0m<sup>2</sup> block with side access there is room to extend or develop the rear yard (STCA). Currently liveable although basic it comprises four main rooms and includes ducted air-conditioning. This is a real find with heaps of potential. Open for inspection to suit you - phone for details.

**\$235,000**



### EAST ALBURY

#### Great Package Great Position

This classic red brick home is located in a popular part of East Albury opposite a park and within easy walking distance to Albury CBD. Includes three bedrooms, polished floorboards, ducted heating and cooling and single carport with roller door. You need to inspect this one - phone today.

**\$281,500**



### JINDERA

#### Service Station PLUS Residence

Prominently positioned freehold property in the centre of Jindera Township. Land comprises approximately 2025m<sup>2</sup> 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 4 bedroom 2 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.

**\$499,000**



### 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

#### 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**



### NORTH ALBURY

#### Affordable Family Living

Smart modern three bedroom residence on 595m<sup>2</sup> (approx) block. Comprises large open living area, opening to a secure north facing rear yard and generous alfresco dining area under the main roof. Also includes a separate formal lounge/media room or rumpus room and year round comfort of ducted gas heating and cooling. Open for inspection to suit you. Call now.

**\$279,000**

**EAST ALBURY**  
**\$448,000**



## An Elegant Entertainer

Ex-display home comprising four bedrooms plus a study amongst other quality homes. With north facing living areas and a covered outdoor area this delightful home has been built for entertaining. There are formal and informal living areas, a sensational parents retreat plus those extras - double lock up garage, ducted heating and cooling, spa bath and more. We were impressed and we are sure you will be too. Open for inspection to suit you. Call today to inspect.



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

**\$179,950**



### LAVINGTON

#### 3 Bedrooms, Huge Rumpus, Big Shed

A fantastic north facing rumpus/living room on the back of this house adds to its livability, 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**



### 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

#### 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**



### 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**



### NORRIS PARK

#### Lifestyle Home For The Whole Family

A grand home with spectacular views set high on the hill in Norris Park. Builders own home accommodating room for everyone. Comprising at least five bedrooms (or four plus study), formal and informal living areas with many added extras included. Huge under house area with triple car garage, 3rd bathroom, mini kitchen, gymnasium and large workshop areas. Includes boat/caravan port, outdoor workshop/play area, undercover alfresco dining and beautifully established gardens. Inspection by appointment.

**\$795,000**



### NORTH ALBURY

#### Three Bedrooms - Small Lot

Like a "Townhouse" but on its own Torrens Title. This is an extremely smart brick veneer home with north facing living room opening to a "Veranda" over verandah and small private courtyard. Offers a great kitchen, ensuite, 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**



### BETHANGA

#### Perfect Country Getaway

Located about 20 minutes drive from Albury or Wodonga on the fringe of Bethanga township. This delightful property comprises well appointed three bedroom home with spacious open living areas, excellent sheds and double garage workshop. Unique garden setting on 1.72ha (approx) allotment with creek through the property. Reliable bore water and rain water tank installed. Perfectly private. Open for inspection to suit you. Call today for more details.

**\$365,000**

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- I'm thinking of buying an investment property. What do I need to know?
- I want someone to talk to about the problems I'm having with my tenants.
- I'm thinking of managing my property myself. What skills do I need to do this and who do I call and where do I go for help if I get into difficulty?

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Myra Bloomfield - Director  
Drummond Real Estate  
Rentals

### ALBURY - WODONGA ARTISTS SOCIETY



### EXHIBITION 2010

6<sup>th</sup> November - 21<sup>st</sup> November

Curated by Audray Banfield

Opening 6pm **Friday 5<sup>th</sup> November** by artist Peter Caddy

Paintbox Studio/Gallery  
Gateway Village, Lincoln Causeway, Wodonga.

Exhibition open every day 10 - 4pm.  
[www.awartsoc.org](http://www.awartsoc.org) [awas@awartsoc.org](mailto:awas@awartsoc.org)



#### **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 cooling. Can be renovated and/or extended or even subdivided or developed (STCA). Call today to arrange an inspection to suit you.

**\$295,000**



#### **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. Re-modelled kitchen, ducted gas heating, split system air-conditioner and a lock up garage/shed. Open for inspection to suit you. Phone now.

**\$139,950**



#### **NORTH ALBURY On The City Fringe**

Set on a superb 3158m<sup>2</sup> (approx) allotment this excellent five bedroom family home is only about 5.0 km by road from Albury Post Office and even shorter to ride or walk. Include is formal and informal living areas plus a large elevated alfresco dining area overlooking a superb in-ground pool. There's a big kitchen with huge pantry, enormous laundry/utility room and a quiet court position. This is one you must see. Open for inspection to suit you - call today.

**\$515,000**



#### **NORTH ALBURY A Handyman's Dream Shed Plus 4 Bedrooms**

The perfect package - well located four bedroom home in a quiet court position. Set on an excellent 943m<sup>2</sup> block with great aspect. Huge covered outdoor living area as part of a generous secure and child friendly backyard adds real appeal. Comfy appointments include an ensuite, ducted gas heating and evaporative cooling and an extended double lock up garage/workshop - a bonus for the handyman. Open for inspection to suit you - call today.

**\$338,000**



#### **NORTH ALBURY A Great Starter Investment**

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

**\$315,000**



#### **SPLITTERS CREEK 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**



#### **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.

**\$329,000**



#### **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**

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