



• Hugh Jackman

“Real Steel”

Hugh Jackman’s Latest Movie Previews In Albury

Hugh Jackman is Patron of the Fight Cancer Foundation and his latest action packed movie “Real Steel” will be shown as a Charity Preview at the Regent Theatre on Wednesday night October 5 at 7.15pm.

“I hope everyone will enjoy the movie as much as I enjoyed making it.

The funds raised from this special Charity Preview will be directed to the Fight Cancer Foundation’s latest

and most important project the Albury/Wodonga Accommodation Centre. This is a vital piece of health infrastructure for the people of the region” Hugh Jackman said.

“We are thrilled that we have been able to secure the Charity Preview of Hugh’s latest movie, and I am sure that the people of the Albury/Wodonga region will support the evening and help raise vital funds for the

accommodation centre, which will be of tremendous value to all patients and carers in this region” said Sophia Elliott Director of Marketing & Development – Fight Cancer Foundation.

Tickets to Real Steel may be purchased from Monday September 12 at Hume Building Society’s head office at 492 Olive Grove Albury. Ticket price \$50 per head includes a champagne supper after the show.

WINNERS AT FED HILL

Rotary International Exchange Student Ida Soengaard was a surprise winner of the Under 20 Female section of the Fed Hill Challenge Wodonga.

Having recently arrived from Denmark for a 12 month exchange Ida was eager to participate to keep up her fitness.

Rob Simmons, a member of Albury North Rotary Club also was a place getter in the over 60’s section.

Congratulations to both athletes.



• Ida Soengaard & Rob Simmons

Open for Inspection or Open to Prospect

by Matthew Fitzgerald

The open for inspection method is often the inspection method of choice for the agent too lazy or lacking sufficient training to prequalify buyers.

The reasons for this are varied but if you scratch just a little dirt from the surface it will soon become very apparent why agents are so insistent upon their use. I am sure that some of you are already beginning to wonder just where I am going with this and what possible other reason could there be for conducting home opens other than to show potential buyers through property? The answer is simple – to prospect for sellers.

What better source of future and immediate home sellers could an agent have other than those already in the market place exploring the possibility of moving? You see the humble home open has become the ideal price comparison tool for those looking to get an early indication of their homes value prior to calling in an agent for an appraisal.

Aside from all the local criminals prospecting and note taking for their next target or sticky beak neighbours in search of decorating ideas, home opens are a fantastic play for lazy and inexperienced agents to prospect for new business. Most lookers are blissfully unaware that when they give their contact information over at the door it is the beginning of a barrage of calls, mail outs, flyers and door knocks from that agent in search of his or her next listing. The unfortunate part about this story is that if the agent in question applied the same amount of effort into finding a buyer for the homes he or she already has for sale as he does into using it to attract a future seller he would have it sold at a fantastic price in no time.

Any genuine buyer feedback obtained from those who inspected the property is generally useless and along the lines of “they thought it was nice but they are looking at quite a few this weekend” or worse still “we are just looking at the moment as we have not spoken with our bank yet”. This will often leave a vendor feeling upset and dejected as to why so many people have viewed their property this day, yet none of them wish to buy it.

This type of behaviour is often compounded even further by the undesirables in our industry who will further increase their strike rate with finding a seller by underquoting the home’s value in order to increase the number of people attending the open. This is some of the most deplorable conduct in the industry which you can be assured of avoiding by selecting an agent that does not use the open for inspection method.

An expert in marketing and negotiation will take the one on one option every time. He or she will have already determined the prospects suitability for the property and have a good idea about what they need and why. Needless to say the property will be accurately priced in order to further entice the prospect into placing an offer. Never allow your home to be used to prospect for anything other than someone looking to buy it.

For further comment & explanation please contact Peter Drummond.



Peter Drummond – Director Drummond Real Estate

CHILTERN OPEN DAY

Sunday 23 October



Make a lifestyle change. Come to Chiltern and see for yourself. Bigger and more affordable land along with other attractions will be available for your inspection.

Quote

“People of accomplishment rarely sat back and let things happen to them. They went out and happened to things.”

Leonardo Da Vinci

Drummond
REAL ESTATE

6041 5755 24 HOURS

Available 7 Days • 588 Stanley Street, Albury
www.drummondrealestate.com.au

NO SALE – NO FEE
NO ADVERTISING COSTS

Available
7 Days





WEST ALBURY
Near Monument Hill

Superbly presented four bedroom home comprising two separate living areas on two levels. Includes three bathrooms, double lock up garage, private secure backyard and the comfort of ducted heating and cooling. Perfectly placed with north facing deck with bush views. Rare find. Call today to inspect.

\$409,000



ALBURY
Genuine Splendor

Contemporary styled two storey, four bedroom townhouse set on an elevated allotment with spectacular city views. Superbly appointed with every conceivable extra including granite bench tops, spa bath and more. With two large open living areas on each floor you could almost make a choice about which floor to live on. Climate is controlled with air-conditioning and it also includes three phase power, double lock-up garage and alfresco dining area.

\$590,000



NORTH ALBURY
A Very Tidy Package

Completely renovated three bedroom brick veneer home situated in one of the quietest streets in town. A superb kitchen to prepare beautiful meals in, a fully tiled bathroom and lots more. Extras include a single lock-up garage with double entry and a huge block approx 974m² to do as you wish. Close to schools, shops and public transport. Phone now for details.

\$259,000



ALBURY CENTRAL
Private Central Investment

Invest into your future with this solid two bedroom brick veneer unit. Tucked away privately from traffic and only two blocks from Dean Street makes it very enticing. Features include reverse cycle air conditioning, ceiling fans, good sized bathroom and functional kitchen. A fantastic proposition. Phone now to inspect at a time to suit you.

\$195,000



ALBURY NORTH
Leafy, Green & Gorgeous

Sitting in under the trees this attractive four bedroom home sits in the middle of the Albury map. With beautiful gardens, high ceilings, Murray and Baltic pine floors, two bathrooms, split system air-conditioning and gas and wood heating this house has an incredible feel to it. Features include wood fire pizza oven, powered shed and side street access which leads to carport. If you are after the relaxed lifestyle take some time to inspect this home. Call now for details.

\$365,000



LAVINGTON
Huge Rumpus Plus Separate Workshop

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.

\$239,900



ALBURY
Monument Hill

Stake your claim in this sort after area. Comprises a very comfortable three bedroom home with an ensuite, renovated kitchen, gas heating and air-conditioning. Currently let at \$320.00 per week with the lease expiring November 2011. Quietly tucked away in a quiet street this home is exceptionally liveable while ideally suited to further extension and renovation. Not to be missed. Inspect by appointment, call today.

\$335,000



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.

\$264,950

WANTED FOR QUALIFIED BUYERS

Mr L is looking for a well maintained, low maintenance three or four bedroom home with an ensuite. The desired areas are either Norris Park or East Albury. A price of \$270,000 will be considered for the right property.

Mrs K is looking to downsize into a two or three bedroom house. The requirements include being within walking distance to the Lavington shopping centre, situated on a flat, low maintenance block and provide spacious hallways and bedrooms. Any property that meets the criteria will be considered and if it's the right home, finance will be no issue.

Mr & Mrs H are looking for a property in Thurgoona or Wodonga. It must be on a larger block around 1000m². Backyard access is important and a shed would be an advantage. A modern kitchen is also preferred. Prices up to \$350,000 will be considered.



ALBURY
Fantastic Outlook

Near perfectly presented three bedroom home with spectacular views over Albury Golf Course. Includes a timeless jarrah wood kitchen, quality fittings throughout, comfort of gas heating and ducted cooling and a huge garage/workshop. Priced for genuine sale this is a home that will impress. Call today to inspect.

\$279,000



LAVINGTON
Walk In And Live

Get into the market with this very tidy and well established three bedroom brick veneer home. Including built in robes, gas heating, ducted cooling, well fenced secure yard with side pergola, double lock-up garage and good street presence. Situated close to bus stops, parks, schools and shops convenience is ensured. Do not let this one slide. Phone now for details.

\$199,900



LAVINGTON
Very Very Spacious

Includes in-law accommodation, teenage retreat or that extra rumpus or media room. Set on a huge 1290m² (approx) block with all the living areas north facing there is lots to like about this one. Up to five bedrooms with an ensuite to main. Also includes an extra double garage or utility room plus caravan port. Much more here than you can see. Call now to inspect at a time to suit you.

\$379,000



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 built in robes, 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, store room and carport. Call now to inspect at a time to suit you.

\$349,900



WODONGA
Opportunity Knocks

Set in a quiet court location with easy access to schools, shops and public transport. This well maintained three bedroom home is a perfect opportunity to enter the property market or enjoy as a family home. Boasting good sized rooms, built in robes, air conditioning and heating. With good street presence, a double lock up garage and carport, comfortable living is ensured. Call now to inspect at a time to suit you.

\$219,000



ALBURY
Central Fringe Living

Walk inside and discover a spacious three bedroom house with two living areas. Comprising walk in and built in robes, heating and cooling plus a unique interior, the house is perfect as is or poised for renovations. Adding to its potential is a "granny flat", including toilet and shower, which sits above the double garage. Put your creative cap on and make this into something special. Call now to inspect at a time to suit you.

\$274,000



LAVINGTON
Walk to Lavington Shops

Neat, comfortable and secure. A very comfy three bedroom brick veneer home with high front fence creating a private and secure yard. Well fitted interior includes gas heating and air-conditioning and bright open kitchen/meals area overlooking the rear yard. 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.

\$217,500



LAVINGTON
Surprise Package

Meticulously renovated throughout. Three good sized bedrooms with built in robes, a user friendly kitchen with adjoined dining and a central vacuum system. All this set on a massive 858m² (approx) block with a fantastic sized shed including power. A summer bonus is the in ground swimming pool that is fenced securely. At this price, what is not to get excited about? Call now to inspect at a time to suit you.

\$239,000

SUBSCRIBE

to Drummond Real Estate Community News
and receive Monthly Property Update and Feature Properties
on line email: mail@drummondrealestate.com.au

Drummond
REAL ESTATE

6041 5755 ²⁴ HOURS

Available 7 Days • 588 Stanley Street, Albury
www.drummondrealestate.com.au

**NO SALE -
NO FEE**

NO ADVERTISING COSTS

DON'T SWELTER IN YOUR SHELTER

Don't swelter in your shelter on a 40 degree day this summer – **take action now!!!!**

Did you know that an air-conditioner that is not properly serviced is statistically more likely to break down than a serviced air-conditioner or that approximately 70% of equipment breakdowns industry wide are caused by neglect or poor maintenance action.

A properly serviced air-conditioner will:

- run more efficiently, saving you on running costs
- ensure reliable operation throughout summer and
- can highlight potential problems allowing repairs to be completed before a breakdown

Whether your air-conditioner is a split system, inverter, ducted evaporative or reverse cycle, fully qualified service technicians from McCaig's Air-conditioning will attend your premises and perform a service. They will also provide a complimentary efficiency appraisal on your air-conditioner – taking time to explain to you or your tenants all the

features of your system and how to get the most out of the unit.

All McCaig Air-conditioning Services come with a comprehensive 3 month guarantee.

Trust us; it's not smooth sailing, when a call comes in on a sweltering Saturday evening, from a very angry, hot and distressed tenant advising they can't sleep because their air-conditioner won't work. Well you can only imagine the response when we advise that it may take a few days or maybe longer to repair.

Waiting for a service technician to show up or waiting on a spare part is not an option for some, so keep your tenants smiling and cool, be smart and get in now and have a service done before the 40 degrees hits.



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



Border Relay for Life

Register now for this year's RELAY FOR LIFE event to be held on October 22nd and 23rd at the North Albury Sports Club, Bunton Park.

Go to http://relay.cancercouncil.com.au/2011/border_alburywodonga_2011 for full event information and registrations.



CAR BOOT SALE Saturday 17th September 2011 from 8:30 – 12:00 noon at the Wodonga Council car park.

- Sites available from \$20.00
 - Buskers wanted for entertainment
 - Books wanted (can be picked up)
- For further details contact Roy McNeil 0418 448 511 or email fashsail@bigpond.net.au

The Albury Delightfully Deco exhibition represented across both the Library Museum and Albury Art Gallery continues until October 9th, don't miss out!!

LAND FOR SALE



Over Looking The City

Superb residential home site with the opportunity to make the most of the views to the north and west. Fenced on all sides and with a slope to the rear this 720.6m² (approx) block is one of the last available in inner East Albury. Call today for more details.

\$175,000



Top Block – Best Street

Set high up on Monument Hill in Read Place this Torrens Title block is a rare find. At 403.6m² (approx) with two street frontages, all services to be available and plans approved it is ready for you to build. With protective covenants on the blocks below the spectacular city views will always be retained. The perfect small home site. Call today for further details.

\$275,000



Monument Hill Home Site

Rare opportunity. A Torrens Title home site of 440.4m² (approx) in one of the most desirable streets in Albury. Build your dream home on this compact site. With protective covenants on the block below your views will always be protected. You can build to your own plan or to those already designed for the block. Call today for more details.

\$250,000



ALBURY Rare Find – Monument Hill

Partially renovated residence in one of the most desirable streets in the city. Former three bedroom home with bungalow at rear. A modern kitchen and bathroom have already been installed along with ducted heating and cooling. The rest is up to you but what a place to start. Immediate vacant possession available. Call now to inspect.

\$399,000



WEST ALBURY Exceeding Expectation

Much loved three bedroom townhouse plus study. Enjoy year round comfort with ducted heating and cooling and feel secure with a full alarm system. Comprising an excellent kitchen with large pantry plus plenty of cupboard and linen space. Setting this townhouse ahead of the rest is the fantastic north facing backyard with landscaped outdoor entertaining area to enjoy that morning coffee. Watering system and double lock up garage with remote and internal access. All this situated in lovely West Albury, call now.

\$329,000



LAVINGTON Three Bedrooms, Value Plus

You do not see opportunities like this often, do yourself a favour and inspect this one today as you will be surprised. Benefits include a private yard, built in robes in all bedrooms, high ceilings and nice natural light from skylights. Convenient position handy to facilities. This is a great start for an owner/occupier or a stable investment with rental potential of up to about \$200 per week. Call now to inspect at a time to suit you.

\$134,900



SPRINGDALE HEIGHTS Value At This Price

Make this tidy three bedroom home located near the hills of Springdale Heights yours. Includes large master bedroom with ensuite, two car carpet and single lock-up garage, good sized backyard and undercover area for entertainment, gas heating and two air-conditioners, and lots of other extras. At this price this home is a fantastic buy. Call now for more details.

\$199,500



SPRINGDALE HEIGHTS Residential Investment

With a renovated kitchen and bathroom and up to five bedrooms (or four with a study) this is a big roomy house. At this price it will not break the bank either. Includes gas heating, reverse cycle air-conditioning, a secure back yard and lock-up garage. May still need a little work but the potential is certainly there. Subject to a lease until June 2012 at \$280 per week. Open for inspection to suit you.

\$249,900



LAVINGTON Perfect Family Home

If you are serious about finding a fantastic family home, mark this one down. This tidy brick veneer property comprises three bedrooms with built in robes. Year round comfort is assured with ducted cooling and a gas wall furnace. With Murray Pine floorboards, a refurbished kitchen and a double garage with power makes the home both stylish and enjoyable. Sitting on a large 836m² approx block, what are you waiting for? Call now for details.

\$224,000



LAVINGTON Unbeatable At This Price

Genuinely spacious three bedroom family home that is bigger than most at this price. Practical floor plan includes formal lounge/dining room plus a family room. Opens to a huge paved and covered outdoor area and secure backyard. Double lock-up garage is a bonus. Worth inspection, call today.

\$224,950



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.

\$139,000

**WANTED
HOMES TO SELL
WE HAVE HUNDREDS OF BUYERS WAITING.
CONSIDERING SELLING?
CALL NOW
NO SALE - NO FEE
NO ADVERTISING COSTS**

Drummond
REAL ESTATE
6041 5755 24 HOURS
Available 7 Days • 588 Stanley Street, Albury
www.drummondrealestate.com.au

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

www.drummondrealestate.com.au

02 6041 5755



MR. BENEDICT

All Day Breakfast • Lunch
Courtyard • Functions

664 DEAN ST. ALBURY

6041 1840



NEW!

Aerial Photographs
of Lake Hume

In store Now!

15/507 Kiewa St (opp P.O)

6041 6444



Tour de Hume Sub 2 Sub

Enjoy a leisurely ride in the country and help the Rotary Club of Holbrook raise money for local projects at the same time.

Date

Sunday 9th October 2011

Times

8.30am – 9.00am Registrations.

9.00am – Event commences

Event Details

A ride from Holbrook along Mountain Creek Road to Mullengandra and return, a total distance of 64 kms, followed by a BBQ. Cyclists can complete as much or as little of the ride as they wish.

- Family rates & discounts for early bird registrations
- All entries will go into a draw for some great prizes

Location

Meet at Circus Flat, Raymond Street Holbrook.

Contact Greater Hume Shire Road Safety Officer Shelagh Merlin on 6029 8588 for details or visit www.greaterhume.nsw.gov.au



ROTARY CLUB
OF HOLBROOK
INC.



bicycleinfo.nsw.gov.au

*See Lake Hume from the Air
Climb Table Top Mountain*

Join a two and a half hour guided walk with afternoon tea/morning tea provided, conducted most Sundays. \$25 per adult, children under 17 free if accompanied by an adult.

Groups limited to 20, bookings essential. Phone 0428 216 595 or email tabletoptrek@hotmail.com

CHARLES STURT
www.murraycon.com.au
phone: 6041 4249
email: admin@murraycon.com.au

Learn Music with the Con

What: Guitar (various styles), Drums, Voice, Saxophone, Clarinet, Flute, Brass, Violin, Viola, Cello, Double Bass, Trumpet, Trombone & Piano
What else: Choirs, Bands, Orchestra & Music Theory
Where: Murray Conservatorium, Dean St. Albury and Participating Schools

NSW Education & Communities

A lifestyle choice
Did you know you could be swimming in your new pool in just 7 days?

Summertime POOLS

NOW NORTH EAST'S EXCLUSIVE AGENTS FOR SUMMERTIME POOLS

Call in & See us at
Poolside Wodonga
155 Melbourne Rd
Wodonga
(02) 60567577
sales@bluewavepools.net

#1 for all Pool & Spa Needs

Albury / Wodonga