

ALBURY-WODONGA CARERS ACCOMMODATION



WORTHY CAUSE - NEEDS YOUR SUPPORT

A Carers Accommodation Centre is to be built in Albury-Wodonga to cater for patients and carers needing to attend local hospitals.

A public appeal to raise \$2.5million towards the \$5million project was launched recently with a function at the Commercial Club. About 250 people attended.

A partnership between Zonta International, the Rotary Club of Albury North, Lions International District 201-V6 and the Fight Cancer Foundation has been working on the project for some years.

"We have heard of people

needing to sleep in cars because there is nowhere affordable to stay" says Committee Chairperson and Rotarian, Alf Armstrong. For many the alternative is to travel long distances daily to undertake treatment or to care for loved ones in hospital. It's a burden many of them cannot afford says Mr Armstrong.

It will be built on land purchased from the NSW Department of Health adjoining the Albury Base Hospital. Once built it will be managed by a local committee says Mr Eric Wright, CEO of the Fight Cancer Foundation.

Mr Wright advises that \$250,000 has been donated so far to start the fund raising project. A number of private donations of \$25,000 have already been made. Obviously there will need to be a lot of work done to raise the \$2.5million needed and both corporate and private donors will be sought said Mr Wright.

Donations can be made by contacting Mr Eric Wright at the Fight Cancer Foundation Ph: 03 9342 7888 Ground Floor, 1a Royal Parade Parkville VIC 3052 email: savealife@fightcancer.aug.au. Donations can be made online at: www.fightcancer.aug.au



• Mr John Barber, Chairman Fight Cancer Foundation accepting a \$100,000 cheque from Anne Horrocks - District Governor Zonta International, Alan Anderson - District Governor 9790 Rotary International and John Beale - District Governor Lions International 201-V6 - Photograph by Chris Jones.

OIL PAINTING DEMONSTRATION

By renowned Australian Landscape Artist

JOHN WILSON

Paintbox Studio - Gateway Island
Wodonga

Wednesday 30th March 2011

6.30 for 7pm (duration about 90 minutes)

Cost \$10 per head (AWAS members \$5)

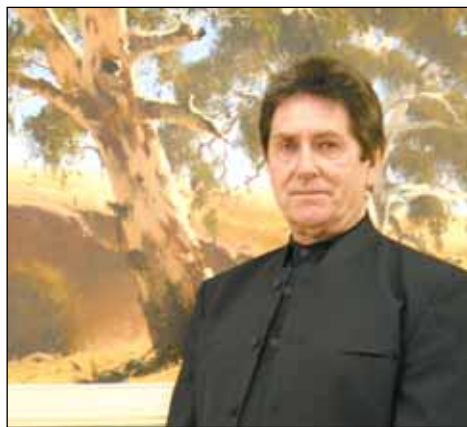
Light refreshments will be served

Bookings - Drummond Real Estate Ph:

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peter@drummondrealestate.com.au

Checkout www.johnwilsongallery.com



Is There Anything Better Than Auction?

Many agents will say, "No!" but then again, they're trained to say that.

There can be no doubt that auctions often get a high price, but can they guarantee to get the highest price?

Buyers Agents represent purchasers, and not home sellers. A Buyers Agent assists purchasers to buy cheaply. This is what one Buyers Agent ** had to say about auctions:

"I attend many auctions and bid for properties on behalf of my clients. At the majority of the auctions where we were successful, we had 'money left on the table' - that is, we spent less than our authorized limits."**

**Patrick Bright - Buyers Agent & Author of "The Insider's Guide to Saving Thousands at Auction"

No negotiation expert favours allowing competing parties in a negotiation to hear what another party has offered, yet this is what auction does.

A better alternative to auction is to

negotiate privately using Buyers' Price Declaration.

Based upon an idea developed by economist the late William Vickery - one of several ideas that earned him the Nobel Prize for Economics - this negotiation tool is demonstrably better than auction for sellers, buyers, and agents.

With the Buyers' Price Declaration, no competing party is privy to another party's offer. This means that each buyer must offer his or her highest price without being influenced by what somebody else may have offered.

Ask your agent about negotiation with a Buyers' Price Declaration

If he or she still insists on auction, insist upon a price guarantee.

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Extract from "How to Get the HIGHEST PRICE for your Property"

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CORRECTION

Citizen Of The Year Australia Day Award

In the last issue we inadvertently mixed up the Mack brothers. The Albury Citizen of the year 2011 was

KEVIN MACK

Congratulations Kevin



• Kevin Mack

Quote

"Happiness is as a butterfly, which when pursued, is always beyond our grasp, but which, if you sit down quietly, may alight upon you."

Nathaniel Hawthorne

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THURGOONA
Complete Package

Enjoy the exceptionally private rear yard with its salt chlorinated in-ground pool. This comfortable home comprises three bedrooms plus a study (or fourth bedroom) and also includes an ensuite, ducted evaporative cooling, double lock-up garage and brick workshop. An extensive rear verandah and alfresco dining area is a real feature. This smart residence will be easy to call home. Well worth inspection.

\$319,500



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. With almost every conceivable extra included it will impress. There is ducted heating and cooling, central vacuum system, spa bath and more. Includes attractive low maintenance and fully landscaped gardens and north facing living areas with a delightful timber deck boasting bush land views. Call today for more details.

\$429,000



LAVINGTON
Light, Bright And Beautiful

This beautifully presented three bedroom home set in a quiet court could well be worth your time inspecting. With eye-catching landscaped native garden, single lock up garage plus carpet and private outdoor entertaining area this is a home for everybody. With ducted gas heating, evaporative cooling and ceiling fans climate is covered. Boasts good sized living areas, renovated kitchen, two toilets, and electronic security blind. Call now.

\$227,500



WODONGA
A Perfect Start

Set in a family friendly street, this well positioned three bedroom home could be ideal for the family to establish themselves for the future. Close to schools, shops and University it comes complete with good sized living areas, outdoor undercover entertaining area, garden shed and double carport. Other extras include evaporative cooling, gas wall furnace, modern kitchen, BR in all bedrooms and an ensuite in the master. This home is priced to sell now, so call to inspect at a time to suit you.

\$239,500



NORTH ALBURY
Neat Starter & Great Position

Ideal for either the young family to get out of the rent cycle, or the investor. Everything is there for comfortable living now with the opportunity to renovate and update later. Position is fantastic - close to all facilities. Includes large single garage and storage plus carport behind a secure gated rear yard. Most of the interior has been recently repainted and includes three bedrooms, ceiling fans, and bright kitchen with near new stove. Call now to inspect.

\$179,000



ALBURY
Genuine Splendor

Contemporary styled two storey, four bedroom townhouse set on an elevated low maintenance allotment with spectacular city views. Superbly appointed luxurious living including two large open living areas on each floor, granite bench tops, spa bath, airconditioning on both floors and much more. You will be most impressed by the quality finish throughout. Also includes double LW garage and alfresco dining. Currently let at \$580.00 per week. Inspect by appointment.

\$615,000



LAVINGTON
Don't Miss This Opportunity!!!

This superbly renovated two bedroom unit has to be one of the best on the block. 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



NORTH ALBURY
Practical Family Residence

Generously proportioned three bedroom brick veneer home with a north facing living area opening to an extensive deck and covered patio. Includes a study, two main living areas with ensuite and double lock up garage. Gas ducted heating and evaporative cooling plus court position with a private secure rear yard add appeal. Currently let at \$330 per week on a six months lease. Inspection strictly by appointment.

\$315,000

"We were very pleased with our experience with Drummond Real Estate when selling our home in Bellbridge. Peter makes a genuine effort to keep you up to date the whole time the house is on the market. He regularly phoned to let us know how things were going. While we were away, he even dropped over and took the bins in from the street on garbage day. We felt we were in safe hands."

Natalie & Mark Ilott — Email: natalie@mingcom.com.au, Ph: 0419 286 432



LAVINGTON
Block of 4 Flats

Renovated block of units comprising 3 x 2 bedroom and 1 x 3 bedroom each with a carport space. The units all feature their own private courtyards with decks. Situated near the Primary School and general store and about 1.5km from Centro Lavington they are in an excellent position. Currently returning \$36,140 fully let.

\$520,000



THURGOONA
Easy Style, Living & Family Friendly

Located in a quiet court this well presented two storey brick veneer home has that 'homey' feel about it. Features include four bedrooms, (ensuite to master not yet completed) spacious living areas, air-conditioning and a gas wall furnace. Needs some finishing touches, but with a double lock up garage, single access at rear, outdoor dining area and low maintenance gardens this is a neat family home at a realistic price. Call now to inspect at a time to suit you.

\$249,500



NORTH ALBURY
Lifestyle Property In Town

Options include a home office or business property as an existing use right, a development site for seniors housing, multiple units or standard home sites. This unique 8866m² (approx) property is like a city farmlet and offers a multitude of options (STCA). Also includes a substantial three or four bedroom residence/office on two levels with a second kitchen, rumpus and large freestanding multipurpose room. Consider the flexibility. Call today for further details.

\$449,000



SOUTH ALBURY
Flexible Industrial Property

This is priced to sell. 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.

\$199,500



ALBURY
Prime Unit Investment

A unique opportunity comprising 6 x 1 bedroom units, which would make an excellent project for an investor wishing to value add by renovating and/or extending and then subdividing for individual sale. Alternatively you may wish to hold on to them and get a great rental return as they are already returning approximately \$40,000 in their present condition. Situated in a prime position in central Albury close to the Mercy Hospital. Call today for more information.

\$450,000



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.

\$179,000



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.

\$159,000



WODONGA
Home Sweet Home

Ideal first home or investment where everything is complete - for those wanting to move in and relax or have everything ready to rent immediately. Great aspect with north facing living area opening to outdoor area 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

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WATER CAN A TENANT (NSW) BE CHARGED FOR IT?

Under the old laws, tenants could be charged for water where there was a separate water meter, such as in most houses. But under the new laws, water efficiency measures have been introduced.

What does this mean?

It means that rented premises must be made water efficient if tenants are to pay for their water.

What about existing tenancies?

Landlords who wish to continue charging their existing tenants for water will have 12 months from the start of the new laws to install water efficient measures.

And for new tenancies?

Landlords will need to install water efficiency measures in their rented premises before starting a new lease if they want to charge their tenants for water usage.

What is meant by water efficiency?

Items such as dual-flush toilet cisterns, installation of shower roses that restrict water flow; drip fed water irrigation systems and any other device considered to reduce water flow and consumption.

Another change is the introduction of time limits to these arrangements. Landlords must seek payment from their tenant within three months of receiving a water bill. And tenants will have 21 days to pay their landlord for the water used.

Under the old laws, if there is no individual water meter for a rented property, as is the case with most blocks of units, a tenant cannot be charged for water. This is unchanged under the new laws.



Myra Bloomfield - Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



The Border Mail Farm & Water Expo

Proudly brought to you by the Rotary Club of Tallangatta. Thursday, April 28 from 9:00 am at the Tallangatta Showgrounds. Over 100 exhibitors - exhibiting all farm, water and information needs for the future. Craft and clothing stalls, free craft workshops, fashion parades, patchwork demonstrations and Monster Raffle. For more information and site registrations please contact Charlie Trenchard on 0409 448 950 or 02 6071 2821 or visit www.farmandwaterexpo.com



Disarming Rosetta

WORLD PREMIERE SEASON - March 31 - April 9

A Genuine Italian Fiasco by Rosalba Clemente

Rosetta Ritorto is an actress. Or is she a seagull? No, she's an actress. It's Adelaide in the 1970s and Rosetta just knows she's going to be an actress. She channels Nina from the Seagull, Lady M from Macbeth and even Martha from Who's Afraid of Virginia Woolf? The problem is, Rosetta's parents think she's possessed by the devil and summon the local priest to perform an exorcism. Join Rosetta as she graduates adolescence, has a chaotic time at Australia's leading drama school and finally enters showbiz committing one hilariously awkward faux pax after another. Co-commissioned by HotHouse Theatre with Playwriting Australia, written by HotHouse Theatre Artistic Directorate member, Rosalba Clemente, and directed by former Directorate member, Tom Healey, Disarming Rosetta truly is a genuine Italian fiasco.

The Neapolitan psyche is distinguished by the ability to experience hysteria, hilarity, depression and darkness in the same heartbeat. Disarming Rosetta captures the essence of this as just four actors bring 39 characters and one seagull to life on the Butter Factory Stage.

You'll laugh, shriek, cry, scream, howl and then laugh some more. Your sides will split and your heart will break with HotHouse Theatre's Production of Disarming Rosetta.

Book your ticket today on 02 6021 7433 or visit www.hothousetheatre.com.au

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If you would like to advertise a Community Event in our newsletter please contact:

Peter Drummond on 02 6041 5755



ALBURY Investment Opportunity

A unique opportunity comprising 1 x 2 bedroom unit in excellent position near Mercy Hospital. Situated as an independent unit on its own Strata Allotment with other units at rear. There is real potential to value add by renovating and re-selling or increasing the rental return. Currently let for \$225 per week in its present condition. Includes a lock up garage and private yard. Phone for more details.

\$199,000



NORTH ALBURY Three Bedrooms On A 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 "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 garage 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



WODONGA Luxurious Living

Exciting, modern two storey residence of generous proportions. Four bedrooms plus a study (or fifth bedroom), three separate living areas includes large family room, formal lounge and dining room plus upstairs rumpus/utility room - 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



LAVINGTON Four Bedrooms Plus Granny 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. Open for inspection to suit you.

\$399,000



WODONGA This Is The Perfect Starter

Neat three bedroom brick veneer on generous 670m² (approx) block. Comfortable appointments include a re-modelled kitchen, gas heating, air-conditioner, quiet court position and walk to shop nearby. Great back yard with park at rear for kids to play plus double carport. Well worth consideration Perfect for starters or investors. Open for inspection to suit you - call now.

\$192,500



LAVINGTON Great Space - Great Location

This is a solid three bedroom brick home close to shops, parks and schools. It features large rooms and covered outdoor area set on 840m² (approx) block with secure/high fencing. Big double garage and lots of living space makes this an ideal home for a family or investor. A new ducted cooling system and gas heating keeps the home comfortable all year round. Open at a time to suit you. Call today.

\$229,500



LAND - NORRIS PARK

Sensational Views

Superb prestige home site of approx 1379m². Excellent aspect & outlook. Elevated position backing onto open public space. As you could imagine its amongst quality homes & services are available. For the discerning buyer.

\$149,500

Views To Die For

This block, with stunning views, is set amongst prestigious homes and is close to Lavington and Albury facilities. It's the last block available in this street and consists of 1686m² with all services available. This is a great block and waiting for you is the opportunity to build your dream home. Call for more details today.

\$210,000



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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.


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