

\$5.0M COMMUNITY PROJECT TO START



Construction of the Albury-Wodonga Carer's Accommodation Centre will commence this month. "Earthworks will start any day now" said Mr Rob Simmons Building Committee Chairman.

To complete the project some \$2.5 million is required from the local and regional communities. "So far we have raised about \$700,000" said Regional Fund raising Chairman Mr Peter Drummond.

The project will benefit all families in the region needing accommodation when loved ones are hospitalised. "It's not just for those requiring cancer treatment", said Mr

Drummond. "The fact that we will have a cancer centre on an adjoining site in a couple of years magnifies the need for the project to be built sooner rather than later".

The project is a partnership between the **Fight Cancer Foundation, Lions District V6, Zonta International Albury Wodonga & Albury North Rotary Club.**

Donations may be sent to Fight Cancer Foundation – Albury-Wodonga Carer's Accommodation, PO Box 17, Wodonga 3690.

For more information contact Peter Drummond on 02 6041 5755



ROCK 'N' ROLL SUPPORT

Twin City Rock 'N' Roll Club members donate \$2,000 to The Albury-Wodonga Carer's Accommodation Centre.

The Twin City Rock 'N' Roll Club has shown what a small group of people are able to achieve and how they can fund raise money in a creative way.

"I urge other small groups and organisations to consider what they can do to assist us in fund raising for this important project", said Mr Ian Crossley – Community Fund Raising Committee.

See article above for details about how to donate.

An Honest Price Estimate

When home sellers ask an agent to give them a price estimate on their property, quite often the sellers expect a higher price than an honest agent will quote. Some real estate agents may be tempted to raise their estimate price in order to get the listing. Once you have signed up and committed to an advertising budget they commence negative market feedback designed to condition you to lower your price expectations.

Despite recent legislation, there are still some agents that over-quote the price of properties and then, when marketing the property, mislead buyers by under-quoting how much the sellers will accept. This is called bait pricing.

Real estate agents should be familiar with recent sales of properties that are similar to yours. This is the best guide an agent can use to determine what a property is worth, by looking at what buyers are paying for similar properties. The agent will generally quote you a likely range, for example \$300-330,000. This is not a valuation; it is an estimate.

So how do you know if it's an honest estimate?

Some agents will go along with whatever you think your property is worth in order to get your business. One way to detect this deceit is to ask the agent to support his or her price estimate with recent comparable sales. Look at these examples closely and objectively and make sure you really are comparing similar properties.

To be able to identify which agent is being honest with you it would be a good idea to be prepared by doing a little research of your own so that you are better informed and less likely to be fooled.

For most properties there are many comparable properties an agent can use, but occasionally agents encounter unusual properties that can be harder to estimate because there are no recent comparable sales available for comparison. This makes things a little more difficult, but not impossible. The safest approach is to obtain an independent valuation from a registered valuer.

Most importantly the market price of a home will not be determined by what price the agent gives you or by what you want – it will be determined by market forces, particularly what buyers are prepared to pay. If you put a fair price on your property it will sell. Price your property unfairly and it won't.

Treat price estimates as a guide only, and seek honest agents who will give you honest estimates.

Adapted from an article by Paul Kounnas.

**For further details contact Drummond Real Estate
Ph: 02 6041 5755**



Peter Drummond – Director
Drummond Real Estate

Quote

"The greatest mistake you can make in life is to be continually fearing you will make one."
Elbert Hubbard (1856-1915)

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ALBURY CENTRAL

Solid Past- Perfect Future

Neat and very livable fibro and weatherboard home on a great 1060m² (approx) block. A perfect future development site. Currently comprises two bedrooms and a large enclosed back verandah/sleep out (third bedroom). A remodeled kitchen, gas heating and a split system air conditioner make it exceptionally comfortable inside. Great backyard includes a lock-up garage and established trees and gardens. Call today for inspection.

\$269,000



NORTH ALBURY

Leafy, Green and 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.

\$395,000



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.

\$229,000



SPRINGDALE HEIGHTS

A Perfect Start

Built to make the most of the aspect, this very comfortable three bedroom brick veneer has lots to like about it. Well fitted interior includes modern two pack kitchen, comfort of gas heating and air-conditioning. A private rear yard, extensive verandah and a large carport/shed are real bonuses. Open for inspection to suit you. Phone for more details.

\$195,000



ALBURY CENTRAL

Central Value

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

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.

\$279,000



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



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

WANTED FOR QUALIFIED BUYERS

Mr & Mrs K are looking for an investment property in the Lavington, Thurgoona or North Albury area. The property needs to be around five years old and can be a house, townhouse or unit. They would like two - four bedrooms, one - two bathrooms and one - two garage spaces are important. A good return on investment is desired. They wish to spend between \$200,000 - \$300,000 on the property.

Mrs K from Lavington 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 E are looking for a four bedroom property with two bathrooms in the West, East or Central Albury areas. Advantages would be a good sized backyard, modern style interior and double lock-up garage. Stairs are ok although steep stairs are not preferred. Prices up to \$450,000 will be considered.



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



LAVINGTON

Extensively Renovated

Meticulously renovated throughout. Three good sized bedrooms with built in robes, a user friendly kitchen with adjoining 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.

\$249,000



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, storeroom and carport. Call now to inspect at a time to suit you.

\$349,900



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



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 carport 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



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



LAVINGTON

Suit Budget Conscious Buyer

It is hard to believe how much is included here for the money. Near perfectly presented interior with remodelled kitchen, tiled bathroom, air conditioning, gas heating and more. An in-ground pool to entertain the kids in summer is a real bonus. Must not be overlooked if you want that little bit extra, but have a limit on what you can afford right now.

\$209,950



EAST ALBURY

Brand New

You will enjoy the benefits of this large brand new three bedroom unit on front of block. Comprising single lock up garage with internal access, plus an additional single lock up garage on back of block with rear lane access. Superb appointments include modern open living area, ensuite to master and ducted heating and cooling. With a private rear yard, water tanks and a garden shed you will be impressed. Phone now for more details.

\$289,900

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**GOOD LUCK OR GOOD MANAGEMENT –
A QUICK BUCK OR A STEADY INCOME?**

If you're counting on a return on investment, property can offer you a steady income as well as potential for capital growth. However, good property management is essential to ensure that you get the best return from your investment.

Property Management isn't hard, especially when you can get a little help and good advice from experienced people.

When searching for a property manager to look after your investment that you have worked so hard for, what should you do????

Ask lots of questions. If you were going to employ a builder to build your new home, wouldn't you do some research? There is nothing worse than that sinking, sick feeling you get when you discover that you have employed the wrong person and it's now costing you money. How easy is it to ask some simple questions?

How long have you been doing this job for? Can

you supply me with references or testimonials from clients who I may wish to contact? What can you do for me? Do you enjoy your work? Do you have a vested interest in the business? Are you an employer or employee of this company? How do you go about marketing properties? There are many questions you can ask and it will be the answers to these questions that will help in the decision making process and determine if you will engage them to look after your interests.

Getting information today is easy. Anytime you want to ask some questions about what we do and how we achieve targets and great results for our investors, just pick up the phone, e-mail us or call in and have a chat. Coffee is always on.



**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.



Oil Painting Workshop – Sept 3rd – 11th with John Wilson, leading Australian landscape artist. To be held at Paint Box Studio, Gateway Island, Lincoln Causeway, Wodonga.

Limited spaces left. Cost \$840.

Further details contact Peter Drummond on 02 6041 5755 or email peter@drummondrealestate.com.au



Murray Group CWA invites you to A CARD & GAMES DAY To raise funds for the **ALBURY-WODONGA PATIENTS & CARER'S ACCOMMODATION CENTRE**

On Monday 12th September 2011 at 1:00pm in the Waratah Room, Commercial Club Albury. Donation of \$15 which includes afternoon tea, raffle tickets and lucky door prize.

Bring your friends and support this worthwhile project.

RSVP 5/9/2011, Contact: Helen Glachan (02) 6026 3318 or Pat Brown (02) 6040 2020



The Albury Delightfully Deco exhibition

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

"The service and care we received in selling our first home was exceptional. Everything was explained to us clearly and the whole selling process was extremely smooth. Peter was very considerate and approachable in communicating potential buyers to view the home. The asking price we set for our home was the exact price Peter managed to get for us - 6 weeks after we signed to sell! Needless to say we were extremely impressed and happy with the end result that was delivered. We can't thank Peter and his team enough for helping to make the selling process so easy. We highly recommend them and hope to use their professional expertise in the future. Thank you again."

Nigel & Devena Obst - P: 0407 726 760

"Peter provided assurance in initial phone conversation that he knew how to sell a property. During the initial meeting, Peter then explained the way he sold properties, the process and what to expect. During dealing with Peter I have found him to be sincere and trusting. He is out for a win for the seller, the buyer and himself, so that he knows at the end of the process all three parties will be happy. He keeps in constant contact and relays information well. He goes beyond what he needs to provide for the sale."

Paul Matuschka - 0407 466 115



**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, 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



**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



**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 bush land views. Call today for more details.

\$419,000



**THURGOONA PARK
Light Up Your Life**

A contemporary three bedroom home with study (or fourth bedroom) on a 4474m2 (approx) block. Includes a separate media room and a formal lounge room. North facing living areas open to an under roof alfresco dining area overlooking a superb in-ground pool you could hardly ask for more. It also includes an 11 x 8m (approx) shed, double garage, 1.5kw solar panel net feed in meter system and ducted heating and cooling, call now.

\$599,500



**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



**NORRIS PARK
Tempting Proposition**

Modern three bedroom family home with extra study/media room. Set amongst other quality homes in popular Norris Park Estate. There is plenty to like in this one - private rear yard, patio, plus ensuite, double lock-up garage, ducted heating and more. Open for inspection to suit you.

\$275,000



**WEST ALBURY
Riverwood Retirement Village**

Smart well fitted two bedroom strata unit in excellent condition. Includes lock-up garage, small private rear yard and excellent internal fittings. Village amenities include community facilities, pool and bowling green. Perfectly placed for lifestyle living. Call now to inspect at a time to suit you. If you are considering a move to a lifestyle village call us for a market appraisal of your existing home.

\$225,000



**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.

\$134,950

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HOMES/UNITS TO RENT
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QUALIFIED TENANTS.
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AND MANAGED?
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ALBURY - WODONGA ARTISTS SOCIETY



EXHIBITION 2011

TWO EXHIBITIONS IN TWO GREAT LOCATIONS

showcasing the art work by members of the Albury Wodonga Artists Society.

9th September-1st October

Two Venues:

Wodonga Artspace

and

Garden Gallery Cafe, Wodonga Plant Farm

Free Admission

For details contact the Secretary 02 60412071

