



# RED SHIELD APPEAL

## 29th – 30th May 2010

### Call For Volunteers

**T**he Salvation Army is calling for volunteer collectors for the “Red Shield Appeal”.

Director, Major Jeff Winterburn said, “Although things seem to have improved economically, many Australians – in cities and the bush – are still doing it tough and turning to the Salvation Army for help”.

“The appeal goal this year is to raise \$28,000 locally”, says local minister Marcos Lupis (pictured).

To be a volunteer simply call 13SALVOS (13 72 58) for the cost of a local call, the local office on 02 6025 4996 or visit [www.salvos.org.au](http://www.salvos.org.au)

If you would like to donate to the Red Shield Appeal there are many ways you can give. Either call 13SALVOS (13 72 58), visit [www.salvos.org.au](http://www.salvos.org.au), donate at any Westpac bank branch or post a cheque to PO Box 9888 in your capital city.

## A REAL ESTATE “CON”

**One of the greatest real estate “Cons” is print media advertising.**

Most estate agents encourage sellers to pay for advertising – known as “Vendor paid advertising” (VPA). Most of it is a waste of money. Most of it is designed to promote the profile of the agency with your property being secondary to the exercise.

Think about it. In an average year about 800 homes in Albury and about 600 homes in Wodonga sell every year. Most, if not all would sell without much of the advertising. Buyers buy when they have a need (and the money), not because of an advertisement.

Today most real estate enquiry comes from buyers doing research on the internet and driving around the area where they want to buy. Print media is very expensive and the return on the capital outlay is minimal.

Now I am not saying don't advertise, but when you are considering selling be careful about how much you are asked to spend on advertising.

Most agents have become “advertising reps” for the media giants

and you, a seller of real estate, are being asked to contribute to the media giants coffers and the agents “profile”.

Every week I would say some \$60,000 to \$80,000 is spent locally in the print media advertising homes and properties for sale with about 40 sales being made each week. That works out to about \$1750 per sold property per week.

Print media doesn't produce 100% of the results. Experience and research tells me that the print media contributes about 10% – 15% of any estate agents enquiry.

Maybe that means print media costs about \$17,500 per property sold - that doesn't make sense to me.

Drummond Real Estate does not charge for advertising. Our “No Sale No Fee” approach saves you from being caught by the print media “Con”. Call and let me explain more. Next month I'll write about “Real Estate is like fishing”.



Peter Drummond – Director Drummond Real Estate



## READY TO GO

After the devastation of losing the original van another “Carevan” van is now almost ready to hit the streets. Thanks to the generous community support another van has been donated by The Houlihans from Jayco and painted, this time by local artists Mark and Niki Wood.

The Carevan Foundation has also found a home and will be based on the corner of Nurigong and Townsend Streets, South Albury.

You are invited to participate in the “Youth Off The Streets and Carevan 2010 Charity Dinner”. Details are on the Community Noticeboard on Page 3.

Proudly showing off the freshly painted Carevan are Jodie Tiernan (Vice President Carevan Foundation), Mark & Niki Wood (Artists), Snowy (Outreach Co-ordinator) and John Brabant (Founder & President Carevan Foundation)



## WIN \$150 CASH



Last Month's winner  
**David Barrie**  
Wodonga

### Quote

*“The one thing over which you have absolute control is your own thoughts. It is this that puts you in a position of control over your destiny”*

Paul G Thomas

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### THURGOONA

#### Be Proud To Call This Home

Genuine four bedroom family home with great aspect and superb 1351m2 (approx) block. Includes ensuite, third toilet, comfort of ducted gas heating and evaporative cooling. A separate rumpus room adds to livability. Extensively paved outdoor area and fully landscaped garden complete a very attractive home. Open for inspection to suit you. Call for more details today.

**\$399,000**



### LAVINGTON

#### A Place To Call Home

With a remodelled kitchen and bathroom, this excellent family home will be easy to live in. Comfortably appointed interior includes air conditioning and gas heating and built in robes in its three bedrooms. There is a large lock up garage as well as a carport, an undercover pergola area and a great backyard for kids to play and/or for you to enjoy. Open for inspection to suit you. Phone today.

**\$245,000**



### NORTH ALBURY

#### 5 Bedrooms, Pool & Tennis Court

Genuine family home in quiet private environment. Comprises five bedrooms, additional home office or separate rumpus room. Quietly tucked away in an elevated position this stylish home is a genuine haven in the city. Only 3.8km (approx) to Dean Street. Open for inspection to suit you. Call now for more information.

**\$515,000**



### WODONGA

#### Absolute Complete Package

Located in a prestige street in Cambourne Park with landscaped gardens - everything you need is here. Delightful modern and immaculately presented home with four bedrooms, two bathrooms, two extra large living rooms, ducted heating and cooling and huge outdoor paved living area. Boasts an extra large 7 x 7 metre garage plus area for caravan or trailer. Open at a time to suit you. Call today.

**\$449,000**



### LAVINGTON

#### City Fringe - Semi Rural Outlook

Unique property in semi-rural surround comprising a spacious three bedroom brick veneer home. Set on a 695.6m2 (approx) this excellent home can provide the best of both worlds. Includes a remodelled kitchen and bathroom, gas fired ducted heating and polished floors. Enjoy the lifestyle away from, but close enough to the bustle of city life. Inspection by appointment

**\$249,000**



### 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.

**\$185,000**



### LAVINGTON

#### Complete Paradise

The perfect family package offering four bedrooms, two bathrooms, stylish kitchen and ducted heating and cooling. Sitting high on the block you can enjoy the views from the large decked outdoor entertaining area and also enjoy the privacy offered by well established trees. Call to inspect your next home today.

**\$349,900**



### ALBURY

#### Location Location Location

Want central? Then this is it! Rare find in this exceptionally convenient position near the Botanical Gardens. Very roomy three bedroom townhouse (or two plus study) with private rear yard, lock up garage, garden shed etc. Comfortably appointed with modern kitchen, remodelled bathroom, air conditioning and gas heating. This one will be hard to beat. Call today for an inspection.

**\$310,000**

## PROPERTY WANTED

**Mr & Mrs M** have sold with a long settlement, but are keen to find a new, or near new, home in Thurgoona area to about \$400,000. Their preference is four bedrooms, ensuite, ducting heating and cooling and a double lock up garage. An established garden could clinch the deal.

**Mr & Mrs C** have sold a home in Melbourne and are keen to relocate to Albury. Preference is to get a home with at least four or

five bedrooms (as they have four children) in Central Albury or Doctor's Point. Will pay \$500,000 to \$800,000 for the right property. May well consider other areas. Will buy now if a home ticks most of the boxes.

**Mrs G** wants to buy a good four bedroom home in Thurgoona area, such as University Close or St Hilaire Estate. Has a budget of about \$300,000 to \$350,000. Two separate living areas would be a real

attraction. At this price it would be expected that the home would have a double garage and good heating and cooling.

**Mr & Mrs B** have returned to East Albury after selling in the area and travelling. They are currently renting, but are keen to buy a home they can live in and do up over time. Two or three bedrooms are OK and the preference is brick with the location being South of Borella Road. They have a budget to a maximum of about \$300,000.



### THURGOONA

#### Luxury Abounds

Spacious five bedroom home set on 1.7 acre block. Boasts ensuite, spa & two large living areas, zoned ducted heating/cooling & vacuuming. Includes large covered patio area with built in BBQ & massive, sun filled, multi-purpose room with indoor, tiled and heated pool. A fully self contained two bedroom unit could be potential for further income or use for home office / granny flat. Added bonus of triple garage and landscaped grounds designed for easy care. Call today.

**\$599,000**



### LAVINGTON

#### Original Cottage

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. Phone now to make an inspection time to suit you.

**\$179,900**



### LAVINGTON

#### This Years Best Buy

Here is the find of the year. Fantastic four bedroom, two bathroom family home. Neatly presented with gas heating and airconditioning. Also includes an extensive covered outdoor area and double lock up garage. Good sized block approx 892m2 in great court location. Open for inspection at a time to suit you.

**\$194,500**



### WEST ALBURY

#### Ready and Waiting For You

Well located near Monument Hill (inner West Albury) this excellent family home includes three bedrooms upstairs plus a downstairs bedroom and/or utility room with ensuite bathroom and adjacent storage. Exceptionally livable overall with north facing family room and verandah overlooking a good sized back yard. Excellent rural outlook towards Nail Can Hill. Airconditioning, lockup garage and other appealing benefits included. Open for inspection to suit you. Call today.

**\$275,000**



### THURGOONA

#### Opportunity For All

With style, comfort, size as well as affordability, this delightful three bedroom brick veneer home ticks all the boxes. Includes a new kitchen, new bathroom, large living spaces and great sized bedrooms with BIR's. Situated on a generous block approximately 871m2, this home also boasts a fabulous outdoor entertaining area. Organise a time to inspect that suits you as this won't last long.

**\$239,950**



### EAST ALBURY

#### Superb Location On A Budget Price

This family home of five bedrooms and a study is not to be missed. The huge living/dining area is open planned with a wood furnace to add to the ambience. The garage has been converted to a fully insulated teenage retreat/extra living area and the gardens are wonderfully kept. The home is within walking distance to schools, parks, restaurants and shopping in Dean Street. Hard to beat this one. Great entry level to old East Albury. Phone for an inspection time to suit you.

**\$280,000**



### BETHANGA

#### Away From The Hustle And Bustle

Step beyond the ordinary into this spacious residence set on a private two acres. Enjoy the benefits of a village environment with hotel, general store etc. About 20 minutes drive to Albury-Wodonga. Comprises some five bedrooms, formal and informal living areas (including billiard room) and 8 squares of garaging. Impressive inside and out. Inspection by appointment - call today.

**\$475,000**



### LAVINGTON

#### Quality & Style

Positioned in a sought after area of Lavington, this well appointed three bedroom home has plenty to offer. With large bedrooms, ensuite, BIRs and fantastic rumpus room you can't go wrong. To find out more and inspect at a time to suit you, call today.

**\$269,000**

### SUBSCRIBE

to Drummond Community News  
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and feature properties online.  
Please send your request to:  
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### IS NOW A GOOD TIME TO BUY AN INVESTMENT PROPERTY?

We get asked this question frequently. Well the answer is a simple yes; particularly if you are in a position to be able to afford it and remember if you can't afford it, don't buy it. Simple common sense.

Most first time investors choose to invest in residential property. It is more familiar and, therefore, easier to understand.

We all expect our investment property to grow in value, both in the eventual capital value and in the rent that it will generate. Therefore a choice needs to be made on two important criteria, location and quality.

There are some good reasons to invest in property:-

- Property is a solid, long-term investment.
- It provides capital growth
- It's an investment which is not too difficult to follow.
- Property market information is easily accessible and widely available.
- It is tangible – you can actually see and drive past your investment.

Keep in mind that when you go looking to purchase a property you will not be living in it and try and look at the property through the eyes of a potential tenant.

A property close to public transport, schools, places of work, shops and recreational facilities will be in greater demand and usually command a higher rental.

The building should be sound and as low

maintenance as possible. As a rule, more modern buildings require less upkeep and are usually more desirable to tenants.

When embarking on that road to invest in property, seek help and professional advice from as many people as you can. You can never have too much information. A great place to start asking questions is with a skilled property manager. Interestingly enough rarely do investors ever approach a property manager and ask for their advice. The answers to a couple of questions like these could make all the difference to your choice of property.

*"How much enquiry do you have for rental properties in this area and in this price bracket? When a property in this area becomes vacant, what is the estimated turnaround time in securing another suitable tenant? If I purchase this property, what improvements would you recommend that I spend money on?"*

Of course property managers don't have that crystal ball hidden under their desk, but their experience is worth tapping into. Keep in mind, at the end of the buying process and when the dealing is done, it is left up to them to look after the property you purchased.



Myra Bloomfield – Director  
Drummond Real Estate  
Rentals

### COMMUNITY NOTICE BOARD



#### Relay For Life

Register NOW for this year's RELAY FOR LIFE event which will be held on October 23rd and 24th at Wodonga Raiders Birralee Park. Google "Relay for life Border 2010" to find the web site, register a team and start fundraising. All proceeds from RFL go towards Cancer research, advocacy and support services. The official launch of the event is to be held on Saturday 19th June. Further details will be available in the next issue. Please ring Carl on 0413 584233 if you are interested in being on the organising committee



#### YOUTH OFF THE STREETS & CAREVAN FOUNDATION 2010 CHARITY DINNER

Be part of a fantastic evening whilst raising funds to feed the Youth Off The Streets and the Homeless in our Albury Wodonga region.

7.00pm to 12.30am

Saturday 5th June 2010

Albury Entertainment Centre

Swift Street, Albury

Formal Black Tie

Tickets \$150

For further details contact:

Jodie Tierman

Mobile: 0416 258 570

Email: [jodietierman@yahoo.com.au](mailto:jodietierman@yahoo.com.au)



#### EAST ALBURY Red Brick For The Budget Conscience

This is a great three bedroom brick home currently leased at \$250 pw until February 2011. Comprises large bedrooms, two living areas, remodelled kitchen and bathroom. Boasts polished floors, an extra bath, good sized block (728m2 approx), single garage and handy position to Albury CBD. This is a complete package for the owner or as long term investment potential. Phone for an inspection time to suit you.

\$209,000



#### GEROGERY FREEHOLD General Store & Post Office

Excellent shop and dwelling in delightful rural village approximately 20 minutes from Albury. Currently operating as a general store and post office with fuel and takeaway. Part fitted for a hairdressing salon and separate room for a beautician or masseur. Ideal lifestyle property including extensively renovated residence (circa 1928). Land in two titles (2125 m2 approx) with development potential. Further details available from exclusive agents.

\$445,000



#### JINDERA Three Shops & Dwelling

Main road frontage property. Currently comprises three shops and a spacious three bedroom residence with lock up garage and two room bungalow. Land 1880m2 (approx) with rear lane access. Could suit owner / occupier, investor or developer. Numerous options available. Inspect by appointment with exclusive agents.

\$275,000



#### LAVINGTON Investors Take Note

Positioned close to Lavington shopping complex this unit is priced to sell. There is fabulous potential to rent as is, or update and place your own stamp on it for the first home owner, investor or down-sizing retiree. Well maintained in excellent condition but a little dated, this unit comprises large open plan living, two bedrooms, large bathroom and separate laundry. Boasts an undercover deck off lounge, a small back porch area and single car spot. Call now to make an inspection time to suit.

\$99,950



#### SOUTH ALBURY Rare Development Opportunity

This is a huge 2257m2 (approx) development site only 2kms from Dean street. The site includes a house requiring demolition making way for the fantastic opportunity of building a six unit development (SICA), but the property also has many other options which make this one of the best investments in town. Phone now to find out more about this great investment opportunity.

\$399,990



#### LAVINGTON Solid & Spacious Family Home

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.

\$249,000



#### NORTH ALBURY Perfect Place to Start

Very spacious two bedroom (formerly three bedroom) brick veneer home on good sized block (774m2 approx). Well fitted interior includes gas heating and airconditioner. Includes established garden, LU garage and two car carport. Short walking distance (about 200m) to shops and other facilities. Open for inspection to suit you. Call today.

\$215,000



#### WODONGA Two Storey Luxury

Exciting, modern two storey residence of generous proportions. 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.

\$485,000

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# ROTARY COMMUNITY MARKET

**EVERY SUNDAY  
8:00 am – NOON**

Tax Office Car Park  
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## OVER 200 STALLS

- Fresh fruit, vegetables and eggs
- Food stalls, coffee vendors
- Cakes, flowers, honey and breads
- Clothes, footwear and haberdashery
- Books, CDs, DVDs
- Art, artifacts and collectors items
- Garden plants and ornaments and lots, lots more

**BE A WINNER**  
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How often do you attend The Rotary Markets?: \_\_\_\_\_

Why do you come to the markets?: \_\_\_\_\_

What could we do to improve the markets?: \_\_\_\_\_

Drawn 11.45 am on the last Sunday of each month.