

Drummond

REAL ESTATE - COMMUNITY NEWS

WHEN A HOTHOUSE IS A GOOD THING!

Albury-Wodonga's HotHouse Theatre is one of the nation's leading theatre companies. This year there will be seven shows at the performance home at Gateway Island as well as national and regional tours to over 30 venues.

TWO WORLD PREMIERES - created locally - will be presented this year. The deliciously silly, larrikin romp **AUSTRALIA! The Show! (5-14 Nov)** will answer that perennial and urgent



• *Campion Decent Artistic Director*

question, "What does it mean to be Australian?"

THE WEB (3-12 Sept) is an engaging rural drama inspired by a true incident. Kate Mulvany has fashioned a gripping and contemporary mystery about friendship.

The critically acclaimed **EMBERS (7-8 Aug)** penned by the Company's Artistic Director, Campion Decent, returns before a national tour.

Alongside these works, which are created locally, you will see the best work from around Australia and overseas.

12-14 March - SEASONS. Presented by Melbourne's Playback Theatre Company you have the chance to share opinions, reflections & experiences and see highly skilled performers transform these stories into theatre.

5-9 May - INSIDE OUT by Mary Rachel Brown - featuring Tracy Mann from Embers, this is a courageous, heartbreaking and surprisingly funny new Australian work.

16-20 June - MY GENERATION. By master storyteller and celebrated photographer William Yang, who has toured the world. See how William recreates the heady days of 1970 and early '80s Sydney bohemia.

28 July - 1 August - BASIC TRAINING. International guest Kahlil Ashanti will drop audiences into the US Airforce and bring 23 hilarious characters to life in his riotous autobiographical one-man show.

With a "pay what you can" performance for most shows, new seating, and subscriber benefits including discounts on books, films and



• *Tracy Mann & Lindsay Farris in Inside Out*

fine food, there has never been a better time to acquaint yourself with what's happening at HotHouse Theatre.

Details are online at www.hothousetheatre.com.au or call (02) 6021 7433 to order a season brochure.



WIN \$150 CASH

Last Month's winner



Kaye Mynott -
Albury

See last page for details

BUYING YOUR HOME - STRESS FREE

Before you go looking for a home sit down and talk about it with a competent agent. They will arrange a time to suit you so that you can explain exactly what you want, where you want it and what price range you wish to buy in.

Most agents can provide you with a selection of homes specifically based on what you want.

Buying your home is a joint decision - include your partner or adviser at every step and you'll reduce the chance of being frustrated when one person likes something and the other doesn't.

Avoid gazumping - this is a term which means that someone else offers a higher price than you and buys the home, often without you being given the chance to reconsider the price you wish to pay. Gazumping can be emotionally devastating for buyers. You should be given the opportunity to offer your highest price which will mean that you have every fair chance to buy the home you like without the fear of being gazumped. Please understand that the best homes sell readily - usually within

the first month of being offered for sale. It is best for you therefore to make your best offer and give yourself the best chance to buy the home you love. If you can afford it - pay the asking price if it's fair. The years of happiness you enjoy will be well worth avoiding the hassle of haggling and the risk of losing the home you really want.



*Michael Williams - Director
Drummond Real Estate*

ROTARY WINS AWARD



Members of Albury North Rotary Club celebrate winning the Community Group of the Year 2008 award with Brooke Hanson (Australia Day Ambassador), Patricia Gould (Mayor of the City of Albury), Nancy Rooke (Wiradjuri Elder) and Bill McDonald (Albury North Rotary Club President).

The Albury North Rotary Club was awarded the Community Group Award by AlburyCity on Australia Day in recognition of their service to the Community.

Quote

"Imagination is more important than knowledge. Knowledge is limited. Imagination encircles the world".

Albert Einstein

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ALBURY
Central City Home

Fully renovated residence in city centre. Comprises a formal lounge, two bedrooms and study, two bathrooms, new kitchen and a spacious open plan living room. Ideally placed for walking to most facilities. Extremely low maintenance yard only 454m2 (approx). Competitively priced. Open for inspection to suit you.

\$319,500



ALBURY
Ripe for Renovation

Classic red brick Californian Bungalow with the traditional four room style. This solid brick beauty is ready to be lovingly restored to its former glory. Situated on a generous block in a convenient location close to central Albury, it's hard to go wrong. Phone for an inspection time to suit you.

\$259,000



ALBURY
Central City Investment

Comfortable two bedroom unit within a short walk of Albury's city centre. Comprises spacious open floor plan and the comfort of gas heating. Ideal opportunity for first home owner or investor at a very affordable price. Call today for more details.

\$169,000



ALBURY
Blend Of Old & New

Genuine period styled brick home with modern extension and amenities added. Includes 4 bedrooms, ensuite, modern kitchen, formal and informal living areas, gas heating, outdoor area and huge double garage/workshop. There's room for a pool etc as block is about 1079m2 and there's still room for kids to play and grow your own vegies. Site still has some development potential subject to approval. You be the judge. Call today for more details.

\$475,000



LAVINGTON
Immaculate - Complete Package

Immaculately presented four bedroom, two bathroom home that will impress. With a perfect location close to Schools this property consists of two huge living areas, large double lock-up garage and is well appointed throughout with ducted heating and cooling, security and vacuum systems. With side access, an excellent outdoor living area and situated beside an open reserve giving the kids a great space, this six year old home is sure to please. Phone for an inspection time to suit you.

\$353,000



TABLE TOP
Lifestyle living - 1.7Ha Farmlet

With easy access to the new freeway this excellent property is conveniently located. Perfectly aspected with 4 bedrooms and a study plus huge separate rumpus room there is room for the growing family inside and out. Impressive outdoor area and developed surrounds add appeal.

\$445,000



EAST ALBURY
This Year's Best Buy

Sounds like a special home. Well it is. Spacious genuine three bedroom family home at a very affordable price. Includes comfort of gas heating and air conditioning. A good sized yard (889m2 approx) and a covered outdoor entertainment area means this is a relatively complete package. Two car carport and rear yard access are added benefits. Open for inspection to suit you.

\$199,950



EAST ALBURY
One Of A Pair - 3 Bedrooms

Just like a small home on a private allotment. A private secure yard, double lock up garage and well developed pergola add livability to a very livable townhouse. Generous living space, an excellent kitchen and year round comfort of gas heating and evaporative ducted cooling provide even more appeal. One you could easily fall in love with. Vacant possession available. Open for inspection to suit you.

\$325,000

HOME BUYERS

If you want to find the right home you really should talk to a

HOME FINDER

Meet **Letitia Courtney**. Her job is to find homes for **Home Buyers**. Call **Letitia now on 02 6041 5755**



LAVINGTON
First Home Buyers Take Note

Smart, clean and comfortable three bedroom brick veneer home in quiet semi-rural environment. Includes airconditioning and gas heating plus a great outdoor area at rear. Set on a good sized 739 m2 approx block, this offers plenty of potential. There's lots to like about this and it is priced well - so won't break the bank. Open for inspection to suit you.

\$179,950



LAVINGTON
Fresh Fruit Salad Anyone?

This property has all the boxes ticked with a good feel and easy flow to it. Features light, bright areas, polished floorboards and a verandah off the lounge. Set amongst a variety of mature fruit and native trees, this 3 bedroom home, all with BIRs, has lots to like about it from a First Home buyers perspective. Please call for an appointment time to suit you.

\$219,500



NORTH ALBURY
Near New Townhouse

Smart, contemporary unit including all the expected extras of ducted heating, evaporative cooling, deluxe kitchen and appliances, private rear courtyards and lock-up garage. Handy to both Albury Central and Lavington. Inspection by appointment.

\$209,000



THURGOONA
Watch The Sunset

Spectacular views and a great northerly aspect are two of the great features of this modern four bedroom plus study home. Also featuring a quality kitchen with commercial cooking facilities and granite bench tops. Comes complete with ducted vacuum system, ducted cooling, two separate living areas, ensuite, double lock up garage and much more. Set in a quiet court close to all facilities, there is great value here. Inspection by appointment to suit you.

\$339,000



WALLA WALLA
Space & Quality

A large five bedroom home with a great country feel situated in the heart of Walla Walla. Everything about this home is huge. Huge living areas, huge 20 x 20 metre shed and a huge 1000m2+ block with rear and side lane access to the yard. Delightful bay windows in the lounge/living area, a smart large kitchen and ensuite to the main bedroom. This has everything you could ask for. Open for inspection at a time to suit you.

\$269,900



WEST ALBURY
Elevated Court Position

With view to south and east this deceptively roomy home comprises 3 bedrooms plus a study with parents retreat and TV room on upper floor. Separate rumpus room at rear is a great kids/students room. Double garage and store underneath. Be impressed - call today. Priced to sell.

\$374,900



THURGOONA
Golf Course Frontage

Delightful home, set on a superb 1405m2 (approx) allotment with north facing living areas - position and aspect are perfect. Comprises 4 generous bedrooms (3 toilets and bathrooms) with spacious formal and informal living areas. Comfortably appointed throughout. It includes ducted gas heating and evaporative cooling. There's a lot to like about this one. Call today. Open for inspection to suit you.

\$465,000



WODONGA
Stylish and Quality Renovation

Why settle for average when you can own a stylish two bedroom fully renovated unit including a quality kitchen with a dishwasher. Included is a new split system reverse cycle airconditioning unit. The large fully enclosed yard has a large decked area providing plenty of room for entertaining. Located close to all of Wodonga's facilities and with easy access to the freeway this unit is a must.

\$155,000

"I most willingly and honestly say that Drummond Real Estate was the most helpful, caring and honest Real Estate Agency I have dealt with. The sale of my property was the tenth I have sold over the last 20 odd years in NSW and QLD. Keep up your excellent work."

Anne Riddle

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"The service was great all the way through, even after the sale. Drummond Real Estate were always offering help and we would rate them above average compared to other agents."

Mr C & Mrs M Hill

ROUTINE INSPECTIONS WHY WE DO THEM

Carrying out regular routine inspections is vitally important in property management to protect your investment property and financial income.

There are four main reasons for carrying out a routine inspection.

1. To ascertain if the property is being maintained by the tenant in a clean and tidy condition.
2. To advise the owner of any repairs and maintenance that may be necessary.
3. To suggest any current or future renovations or improvements that may be required.
4. And most importantly, to ensure that the property is secure and safe for the tenant to live in.

We have a duty of care to the tenant to ensure that the property is well maintained and safe to live in.

We understand that we are often the primary person to inspect the property and realise the importance of keeping owners up to date on the condition of their property.

When carrying out routine inspections we pay particular attention to the following areas, which can lead to a liability claim should there be a fault.

We conduct a 'visual' inspection to check:-

- That all balcony railings are secure.
- Gutters and downpipes are secure and clean.
- Steps and balcony floor boards are secure and free from dry rot.
- No leaks in shower bases, taps, under vanities, sinks and hot water systems.
- Fences and retaining walls are all secure and in good condition.
- All locks especially on pool gates are in good working order.
- Light fittings and power points are secure and working
- No rips or tears in vinyl or carpet.
- There are no dangerous obstructions on the property.

It is vitally important for owners to understand that we are not professional building, pest, pool or electrical inspectors. As your property manager, we are engaged to carry out a visual inspection only.



Myra Bloomfield - Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD

Rotary Community Market



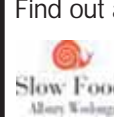
Every Sunday 8.00am to 12 Noon
Tax Office Car Park Townsend Street
Albury

Albury Wodonga Artists Society



Become a member and develop your skills.
Life Drawing, weekly painting sessions.
More details phone President - Kathy
Bruce on 6025 5913 or www.awartsoc.org

Albury Wodonga Slow Food Convivium



Find out about this exciting international movement
focusing on local produce and producers -
Contact Margie Benbow on
mob.2003@optusnet.com.au

Albury Wodonga Rostrum Club



The club offers training in public speaking and meeting
procedure in a friendly, light-hearted
atmosphere and meets at the Commercial
Club, Dean Street, Albury on the 1st and
3rd Thursdays of the month from 12.30 pm
to 1.30 pm. Contact
02 6024 3986 or thekeys@bigpond.net.au

HotHouse Theatre



Become a subscriber today of this nationally
recognised local theatre company. Great
savings, guaranteed seats plus much
more. Contact 02 6021 7433 or
www.hothousetheatre.com.au

Sing Australia Albury-Wodonga



The Choir rehearses every Monday night
at the Seventh Day Adventist Church Hall,
805 David St. Albury, commencing at
7:30pm. For further enquiries contact Joi
Wilkinson on 0418 112 784

ALBURY

EAST ALBURY \$155,000 Refurbished - 2 Bedrooms

Smart, affordable strata unit within walking distance of Dean Street. Freshly painted throughout with new kitchen, remodeled bathroom, carpet & lockup storage. Hard to beat at this price, call to inspect today. Vacant possession available.

EAST ALBURY \$169,000 Immaculate Townhouse

Spacious, modern two bedroom townhouse exceptionally well presented with lock up garage. Boasts a practical floor plan consisting of spacious lounge with dining area, separate bathroom, laundry & toilet. Includes gas heating, great north facing private rear yard and excellent outlook. Ideal live in or investment. Phone for an inspection time to suit you.

LAVINGTON \$189,950 Total Makeover Complete

Everything is new - kitchen, bathroom, carpets, drapes and air conditioning. Smart 2 bedroom townhouse. One of a pair with private yard. LU garage, set amongst other modern homes. You will be impressed. Open for inspection to suit you.

EAST ALBURY \$189,000 One Of A Pair

Comfortable two bedroom townhouse with double car accommodation. Includes a generous private backyard with room for a garden or children to play and lock up storeroom. Well appointed interior with comfort of ducted cooling and gas heating. The bonus is it's walking distance to Dean Street so it's in a good position too. Not to be missed. Open for inspection to suit you.

THURGOONA \$385,000 Great Family Home

Great aspect and a great back yard are just two of the appealing benefits of this desirable residence. Comprising three bedrooms plus a study, the living areas are generally north facing. Opening to a spacious covered outdoor area overlooking the majority of the yard adds exceptional livability. Of course there's lots more to like about this very practical home. Come and see for yourself. Open for inspection to suit you. Call today.

EAST ALBURY \$425,000 As Good As It Gets

Meticulously renovated residence comprising three bedrooms plus a fourth bedroom and study or workshop downstairs, ideal for guest or student accommodation. Includes ensuite, gas heating, airconditioning and well developed outdoor area. Superb elevated position affords spectacular views back over the city. Open for inspection to suit you.

LAVINGTON

\$219,000 Spacious Surprise

Spacious is definitely the description for this townhouse. Three bedrooms plus study, huge lounge, excellent new kitchen, modern full bathroom and double lock up garage. This strata titled townhouse also boasts a great outdoor entertainment area and a medium sized yard for low maintenance lifestyle. Currently tenanted at \$280 per week and leased until June 2009, this is a property that would suit both owner occupier or investor. A rare find.

NORTH ALBURY \$174,950 Won't Break The Bank

Buying an affordable family home in these times makes common sense. Here is your chance. Comprises four bedrooms with ensuite, comfort of gas heating and ducted cooling. Set on a good block with elevated and covered deck at rear and quietly tucked away, adjoining public open space. Includes lock up garage and additional car space and / or storage. Open for an inspection time to suit you.

EAST ALBURY \$275,000 Well Positioned & Built To Last

Excitingly different is the only way to describe this unique four bedroom home. Well built weatherboard with a two storey section at rear with views back over the city centre to the Monument. Two bathrooms, a spa bath, gas heating, air conditioning and even an open fire add to the ambience, plus two elevated timber decks are just part of the picture. In original condition, it offers heaps of potential. Seeing is believing. Open for inspection to suit you.

RURAL & OUT OF TOWN

BETHANGA \$531,000 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 twenty minutes drive to Albury-Wodonga. Comprises some five bedrooms, formal and informal living areas (including billiard room) and eight squares of garaging. Impressive inside and out. Inspection by appointment.

RUTHERGLEN \$257,900 Tradesman's Treasure

This solid brick three bedroom plus study/sunroom home features BIR's in all bedrooms, large living areas, a great rear verandah and a massive 9 x 12 metre shed. Situated on a 3000m2 (approx) block and within walking distance to town, this great property has loads of potential and is sure to please. You will certainly tick all the boxes here. Phone for an inspection time to suit you.

WALLA WALLA

\$179,000 4 Bedroom Brick Veneer

With room for all the family at an affordable price. Set on large block - approx 1700 m2 with side and rear lane access. Includes large living areas, 2 showers, 2 toilets. Value plus!

BEECHWORTH \$214,500 Rustic Country Cottage

Superb rural setting near National Park with quaint two bedroom cottage. Set on 2.39ha with permanent spring water, good shedding and power connected. Lifestyle property only a short drive to Beechworth. Rare find. Inspection strictly by appointment.

TALLANGATTA \$324,950 Top Quality Home In Top Town

Affordable near new family home with delightful rural backdrop, comprising three bedrooms plus a study, ensuite and WIR. Quality appointments throughout add to the comfort and convenience as does the double lockup garage and paved outdoor area in an established garden. Enjoy the quiet lifestyle and be part of this vibrant rural community with hotels, supermarket, pharmacy, primary and secondary schools and lots more. Call today for more details.

LAND SALES

Choice of over 400 blocks, ALBURY, WODONGA and DISTRICT.

- Wattle Glen
- Woodland Park
- Centaur Road
- Hamilton Heights
- Hume Gardens
- Baranduda

For the best range in the area call John Parkes today. BARANDUDA \$169,500 One Of A Kind

This 2000m2 plus block is a unique find in Baranduda. A well sized block with a good slope for building and with not a lot of blocks remaining in the subdivision, it's one of a kind. Come and get a slice of country life.

WODONGA \$174,950 Premier Estate - Peaceful Surroundings

This large allotment of 2460m2 (approx) is situated in the leafy estate of Wattle Glen. Includes gate, fencing and all services are available ready for you to build to make the most of the great views and northerly aspect. With lots of established trees and staggered building envelopes through the estate there is complete privacy. This block is one that won't last.

BELLBRIDGE

\$119,950 Dual Occupancy Block

Subdivision completed. There's not much opportunity nowadays to build at Bellbridge and here is one of the only blocks left in this township offering great views. Approximately 533m2. This won't last long. Ring for more details.

HOLBROOK \$84,900 You Will Be Impressed

For the first home builders or those looking for a quiet area - the town with the Big Submarine is for you! A choice of three great sized blocks (1587m2 - 1788m2) offering all services and everything you need to build your dream home. This is a fantastic opportunity to secure a block of land in an up and coming estate in Holbrook. Phone for more information.

BETHANGA \$185,000 On Top Of The World

Well almost...located just 20 km from Albury - Wodonga, this super farmlet of approx 8 Ha has some of the best views (and homesite) you would ever want to see. Power is available nearby, a dam is constructed on site and council permission has been obtained to allow a home to be built. Unique site in convenient position. Worth consideration at this price. Call now for more details.

RUTHERGLEN \$85,900 Court Position

A slice of wine country - if you're looking for a rural area with class and style then this Rutherglen block (1002m2) is for you. Ring for further details.

WODONGA \$499,000 The Best of the Bunch

Offering 4800m2 and all services provided with an exceptional water capability, this industrial site shouldn't last long. Situated in an up and coming industrial area it represents excellent value.

WANTED - HOMESITES

RURAL/RESIDENTIAL BLOCKS, FARMLETS
- A SELECTION OF BUYERS WAITING.

WANTED
HOMES TO SELL
WE HAVE HUNDREDS OF BUYERS WAITING.
CONSIDERING SELLING?
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QUALIFIED TENANTS.
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Attend the Rotary Community Market
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Sponsored by Drummond Real Estate

Complete the coupon below and drop it into the box as you enter next Sunday. You have to be in it to win it.



Name: _____ Address: _____ Phone: _____ Postcode: _____ Email: _____	How often do you attend The Rotary Markets?: _____ Why do you come to the markets?: _____ What could we do to improve the markets?: _____
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Drawn 11.45 am on 22/2/09

LETTUCE PLAY!

RETIREMENT LIVING WITH A DIFFERENCE

Where there is room for your own garden. There is no need to give up the things you enjoy in a Retirement Village environment. With enough room to play in the backyard, play with your grandchildren or play with your friends and even grow your own lettuces all in a secure private yard.



STAGE 1 - NOW SELLING
482 WAGGA ROAD, LAVINGTON

1 BEDROOM UNITS FROM \$197,625
2 BEDROOM UNITS FROM \$218,850

Stylish low maintenance homes with secure internal access from a lock up garage.

For more details of this exciting new Retirement Village contact

Joan Brettschneider
on 0427 408 844




AlpineView Estate
Natural space within your reach

Wodonga — Bandiana STAGE 1B

NOW SELLING ONLY 14 LOTS REMAINING



FROM \$99,950 – \$124,950

Alpine View Estate offers you the opportunity to buy land to build your dream home. There are elevated allotments with views across a rural landscape where on a clear day you can see the Victorian Alps. New lots for sale are conveniently located close to everything you need for a modern family lifestyle.

- Elevated location with great views of the surrounding parklands and district
- Five mins from BOTH Albury and Wodonga
- Large lots ranging from 502m2 to 996m2
- All lots cleared with access to water, electricity, phone and gas services
- Extensive landscaping throughout the estate

**Further Details
Sale Office**

Phone:
0425 272 739