

Drummond

REAL ESTATE – COMMUNITY NEWS

COMMUNITY WOOD FIRED OVEN

Discover the joys of slow food, of baking your own bread from start to finish. Discover a community of people who are just as interested in the process and product as you. The Wood Fired Oven is a place to come together to cook, to share, to learn and to eat.

Located in Hovell Tree Park, near Albury Swim Centre, the Oven is next to an undercover area and a playground. The Community Wood Fired Oven is funded and maintained by Albury City.



FIRED UP ON AUSTRALIA DAY

Before Cinema Under the Stars starts at sunset (approx 8.00pm) on Australia Day the community wood fired oven will be fired up. Bring your own blanket, bean bag or chair. Slow Food Albury-Wodonga convivium members will be offering wood fired pizza and bottles of water for a gold coin donation.

Bring your family along for a cheap meal and enjoy the movie "Strictly Ballroom" under the stars.



WIN \$150 CASH

The team at Drummond Real Estate wish everyone a very happy and healthy New Year

Last Month's winner
James Roberts -
Albury See last page for details



SLOW FOOD – WHAT IS IT?

Slow Food is an international non-profit organization that was founded in 1989 to counteract fast food and fast life, the disappearance of local food traditions and people's dwindling interest in the food they eat, where it comes from, how it tastes and how our food choices affect the rest of the world.

We believe that the food we eat should taste good; that it should be produced in a clean way that does not harm the environment, animal welfare or human health; that its producers should receive fair remuneration for their work.

"Everyone should have the right to wholesome affordable foods. What



Gabi Moritz – Artisan Baker from Boonderoo Bakery making sourdough bread with Grade 3 students from Wodonga Primary School

could be a more delicious revolution than to start committing our best resources to teaching this to children." Alice Waters Vice President Slow Food.

SLOW FOOD ALBURY-WODONGA - EDUCATION IN TASTES



Slow Food Albury-Wodonga has taken this program into several primary schools in Albury and Wodonga. By involving children and introducing them to local producers

they know where the food comes from and how it tastes. It makes food real to them – preparing, cooking and eating it. If you wish to become involved or need further information please contact Margie Benbow, President Slow Food Albury-Wodonga at mob.2003@optusnet.com.au

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ADVERTISING COSTS

... Is it a benefit or waste of money?

Protect yourself from one of Real Estates greatest traps

Paying for ADVERTISING

The Real Estate Industry has become addicted to advertising. Many Agents use advertising to raise their profile and profits at the expense of the home seller. Do not allow this to happen to you.

Home sellers are often pressured to pay thousands of dollars for advertising and this is a needless expense as very few homes are ever sold because of advertising. Never pay money to an agent for advertising.

In most areas the number of sales made today, on a pro rata basis, is the same as it was 20 years ago, but today most agents are advertising 20 times more than they were 20 years ago. Provided your agent's office is open or available 7 days a week, buyers wanting to buy in your area will be attracted to the agent's office. If there was no advertising of homes the same amount of homes would still be bought and sold. Agents are only advertising to raise their profile and this shouldn't be the responsibility of the seller to pay for this.

Most homes are sold because the best agents attract buyers to their office, qualify the buyers and then bring them to your home. That's how most homes are sold. The only one benefiting from advertising is the agent's profile. Make sure it is NOT your money paying to raise the profile of the agent.



Michael Williams – Director Drummond Real Estate

Quote

"Determination, patience and courage are the only things needed to improve any situation. And, if you want a situation changed badly enough, you will find these three things".

Anonymous

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**NO SALE – NO FEE
NO ADVERTISING COSTS**

**Available
7 Days**





ALBURY

Central City Renovated Residence

Just move in and relax. Period styled brick home on compact (454m² approx) block within walking distance of most facilities. Very low maintenance garden includes double carport and a tank. Comprises formal lounge, 2 bedrooms, study, spacious open living area facing north east and new kitchen. Fully renovated, ready and waiting for you. Open for inspection by appointment. Phone today.

\$335,000



LAVINGTON

True Family Home

This is a delightful 4 bedroom plus study home with 2 bathrooms and won't last long at this very affordable price. Includes a large kitchen, great outdoor pergola & entertaining area, double lock-up garage and ducted cooling throughout. Situated on approx 1100m² block with rear yard access and located in a quiet court near parkland, this is a great family home. Call for an inspection time to suit you.

\$299,000



BETHANGA

Away From The Hustle & Bustle

Step beyond the ordinary into this spacious residence set on a private two acres. Enjoy the benefits of 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.

\$531,000



EAST ALBURY

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.

\$275,000



EAST ALBURY

Life Was Meant To Be Easy

Just move in and relax. It's all been done. Meticulously renovated residence in superb elevated position high on Eastern Hill with sensational views. This beautifully presented home comprises 3 bedrooms plus a 4th bedroom, study or workshop & huge double garage and store area underneath. Ideal guest or student accommodation. The home includes ensuite, gas heating, airconditioning & well developed outdoor area. Open for inspection to suit you.

\$425,000



NORTH ALBURY

Proximity Plus Potential

Unique home built with Mt Gambier stone featuring 2 large bedrooms plus sleepout, polished floorboards and modern refurbished kitchen. Situated close to school and shops with lock up garage plus carport. Situated on a good sized block of approx 891m² provides excellent potential for further development. Call today to make an inspection time to suit you.

\$238,900



RUTHERGLEN

Tradesman's Treasure

This solid brick 3 bedroom plus study/sunroom home features BIR's in all bedrooms, large living areas, a great rear verandah and a massive 6 x 9metre 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.

\$269,500



TALLANGATTA

Top Quality Home In Top Town

Affordable near new family home with delightful rural backdrop, comprising 3 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.

\$324,950



LAND SALES

- Osborne Park
- Woodland Park
- Wattle Glen
- Mungarbarena
- Fairview Gardens
- Riverview Estate
- Rural lots and many more

Choice of over 400 blocks
ALBURY & WODONGA
First Home Buyers & Builders
Call John Parkes today
For more details
Telephone: 02 6041 5755



THURGOONA

Great Family Home

Great aspect and a great back yard are just two of the appealing benefits of this desirable residence. Comprising 3 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 liveability. 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.

\$385,000



WEST ALBURY

Just over Monument Hill

Located in West Albury on Monument Hill, this 4 bedroom 2 bathroom home has plenty to offer - a sunroom with a great aspect and sensational views looking west, good heating and cooling throughout, a new kitchen and much more such as its very own Sauna. Set on delightfully established gardens of 969m² approx with single garage plus single carport this is one that needs your inspection to appreciate. Call today to make a time to suit you.

\$299,000



WODONGA

Perfectly Placed

Priced for genuine sale, this classic 3 bedroom brick veneer in original condition is extremely liveable. Well positioned on a corner block (674m² approx) in central Wodonga just off Beechworth Road. Includes gas heating, good floor coverings and drapes, private enclosed yard and a double lock-up garage. What more could you want? Very well placed, very homely and very affordable. Phone today. Open for inspection to suit you.

\$219,000



WODONGA

Generous Family Home

This is a builders own home with all the extras you might expect. Practical floor plan of 5 or 6 bedrooms with separate games room, ducted heating & cooling, spa bath, ensuite to master and much more. Good sized private secure yard of approx 856m² with extensive outdoor area and double lock up garage. Situated in popular West Wodonga estate this is one property well worth consideration at this price. Open for inspection to suit you.

\$410,000



JINDERA

Spread Your Wings

This neat 4 bedroom brick veneer home will suit the growing family. Boasts 4 bedrooms with built in robes plus ensuite to main and an open plan kitchen and dining. Plenty of storage inside and out. Garage with roller door plus 2nd storage room and rear access to yard just adds to its appeal. This home has space and affordability and is worth your inspection. Phone today.

\$259,950



LAVINGTON

City Fringe - Ex Display

Superb classy family home on 4000m² (approx 1 acre) corner block. Comprises 4 bedrooms plus study in perfect condition with exceptional appointments & the comfort of gas ducted heating and evaporative cooling. North facing living areas & outdoor alfresco dining provides for energy efficiency. Great semi rural environment with room for a shed, pool &/or tennis court. Most impressive. Open for inspection at a time to suit you.

\$475,000



WEST ALBURY

Versatile Family Residence

Set in an elevated position this smart home has lots to like about it - views, great block, court position and more. Comprises three bedrooms plus a study (or fourth bedroom) and a separate rumpus room at the rear. Upper level is entirely a "Parent's Retreat" with large ensuite including spa bath and huge WIR. Includes delightful north facing alfresco decking for entertaining and 1165m² (approx) block. Double garage, workshop and wine room underneath. Be impressed. Open for inspection to suit you.

\$389,500



LAVINGTON

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.

\$219,000

"Thankyou to the team at Drummond Real Estate for the help, advice and professionalism. I bought my first property from Drummond Real Estate and found the staff friendly, knowledgeable and professional. When it came time to sell it

was a natural decision to use the same agent and I wasn't disappointed. A special thankyou to Michael Williams. It was a pleasure working with an agent I could totally trust."

Melanie

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IMPORTANT POINTS TO CONSIDER WHEN CHOOSING A PROPERTY MANAGER

The purchase of an investment property is often one of the largest investments you will make in a lifetime. Appointing a managing agent should involve the same amount of consideration as purchasing the property.

It's been said that most investors spend more time selecting a DVD to watch than they do in selecting a managing agent to look after their hard earned asset that they have been working years for.

Don't always think that the agent with the big office and the bigger adds will do a better job. Remember, it's not the office doing the job for you; it's the people in it. Check out the skills of the people working there; not how big the reception desk is.

So, how do you choose a managing agent? **Interview them and ask questions!!!!**

1. How long have they been doing the job for? Remember a plumbing or electrical apprenticeship takes 4 years. Many enter property management and after a few weeks in the job they think they know it all. It takes years to develop the knowledge and skill to manage property really well.
2. Do they have investment properties? You can bet that if they own property they will have a greater knowledge and understanding of how you feel when you have rent arrears, a

vacancy or troublesome tenant.

3. Do they have a genuine interest or stake hold in the business they work in or are they just there until something better comes along? To do really well in property management you must engage someone who is really passionate about what they do. Ask them why they chose this career path and what is it about their job that they enjoy and what motivates them.

4. Insist on references. Get at least 4 names and contact details of current landlords, and then give them a call. You may be surprised in what they have to say about the agent.

Property management has become serious business and it is no longer as easy as selecting the agency with the cheapest fees.

Due to increased litigation and legislation requirements, you need to ensure that you choose an agent who knows the law and is confident in applying the law.

You need to choose someone who will pay attention to the finer details and continually strive to maximize the return on your investment.



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



EAST ALBURY This Year's Best Buy

Sounds like a special home. Well it is. Spacious genuine 3 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.

\$209,950



NORTH ALBURY Won't Break The Bank

Buying an affordable family home in these times makes common sense. Here is your chance. Comprises 4 bedrooms with ensuite, comfort of gas heating and ducted cooling. Set on a good block with elevated (& 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.

\$174,950



EAST ALBURY Smart & Immaculate, What More Is There

Spacious, modern two bedroom townhouse exceptionally well presented with SLUG. This delightful unit is approx 13 years old and is immaculate. 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. This is a rare find so call us today. Ideal live in or investment. Phone for an inspection time to suit you.

\$169,000



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.

\$189,000



ALBURY The Heart Of Albury On a Budget

One of five on the block, set a long way from the street, this neat two bedroom BV unit is ready to renovate or rent. Perfectly livable, just dated. Features a large lounge, private yard, carport and located in an ideal position walking distance to all CBD facilities. Open for inspection at a time to suit you.

\$179,900



EAST ALBURY 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, garden shed and lock up storeroom. Well appointed interior with comfort of ducted cooling and gas heating. The great bonus is, this unit is walking distance to Dean Street so it's position is excellent. Not to be missed. Open for inspection to suit you.

\$189,000



WALLA WALLA Country Cottage

This is an original cottage with three large bedrooms plus sleepout or sunroom. The cottage has been re-stumped and the bathroom and kitchen re-modelled along with the inclusion of a split heating and cooling system. It has side lane access to a huge shed - all set on a 1000m2 block. This home feels great and is priced to sell. Phone for an inspection time to suit you.

\$149,000



WALLA WALLA Spacious Living On a Budget

Close to all of Walla's facilities this brick veneer home offers plenty of space inside and out. Four bedrooms with a large living area, study and two showers and toilets. There's room for all the family. Set on a 1700m2 (approx) block with side and rear lane access this family home has heaps of potential at an affordable price. Inspect at a time to suit you.

\$179,000

**WANTED
HOMES TO SELL
WE HAVE HUNDREDS OF BUYERS WAITING.
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HOMES/UNITS TO RENT
WE HAVE CONSTANT ENQUIRY FROM
QUALIFIED TENANTS.
NEED YOUR PROPERTY LET
AND MANAGED?
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BE A WINNER

Attend the Rotary Community Market
Tax Office Carpark, Albury
and be in the monthly draw for

\$150 CASH

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?: _____

Drawn 11.45 am on 25/1/09

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




AlpineViewEstate
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