

REAL ESTATE – COMMUNITY NEWS

THANKS – FOR ALL THE HELP

Due to generous community support the Albury Occasional Childcare and Early Learning Centre has finally moved to its new home at 469 Ebdon Street, Albury.

Director Janice McCracken and the Management Committee take this opportunity to sincerely thank all who provided help and support.

The not for profit child care centre had to move from St Matthews Parish Centre due to redevelopment of QEII Square.

Along with students from Riverina Albury TAFE who assisted in the construction, Wodonga TAFE students coordinated colour schemes and lighting. Numerous local trades people delivered other items at cost and waived or discounted their labour at cost.

“Albury North Rotary Club were fantastic” said Charlotte Todros – Management Committee President. The members put in an enormous amount of time and effort. We offer a special thanks to Graham Allchurch for his skills as Project Manager.

Grants of \$500,000 came from Albury City Council and the Department of Community Services. Parents and other supporters also donated cash or items up to \$75,000.

With a licence for 29 children this bright new facility now employs two more staff and is open longer – from 8:00 am until 6:00 pm Monday to Friday.

The Management Committee and Staff offer their sincere thanks. You can contact the centre on 02 6021 6545.



• Hamish Warner, Courtney Garlick – Child Care Worker, Amber Hingston, Janice McCracken – Director, Oscar Warner



WIN \$150 CASH



Last Month's winner
June Christensen
Beechworth

See last page for details



RELAY FOR LIFE

Individuals and teams in the region are once again preparing for this year's Relay for Life.

The event will be held at Bunton Park on Saturday 24th to Sunday 25th October – organisers expect it to be bigger and better than ever.

Last year some 80 teams and about 1500 people participated to raise about \$200,000.

This year as part of the event there will be a Business Teams Challenge. A prize valued at \$1000 and a magnificent trophy donated by WHK, Chartered Accountants will be awarded to the business team that can raise the most funds. Anne Hayward, local coordinator, encourages businesses to get involved as it can provide a great team bonding experience as well as raising funds for a very worthwhile cause.

Celebrating survivorship and honoring those lost to Cancer is the motivation for many. For example – Cancer Survivor, Leanne Cunningham will lead her team “The Slinky Slippers” to participate in this year's Relay.

Leanne explains, “In March this year I was diagnosed with Adenocarcinoma (Uterus) cancer. At the present time there is no test let alone a cure”. To raise awareness Leanne has gathered together family,

friends and work colleagues to form their team.

Accept the challenge and join a team or create your own. Application forms are available online at www.relay.cancerCouncil.com.au/nsw and choose “BORDER Relay” or you can collect a form at Drummond Real Estate – 588 Stanley Street, Albury or at Wodonga Library.



• ‘Slinky Slippers’ Team Members Pam French and Leanne Cunningham at the Relay for Life launch at the Three Monkeys Tavern.

HAS THE FIRST HOME BUYERS GRANT HELPED?

It's surprising how many people thought the real estate world would end on June 30, the original deadline for the First Home Buyers Grant (FHBG) boost.

Actually, no it's not surprising – it's disappointing. In a situation which encapsulates everything that's wrong with the property information process, one article will state prices will increase 20% in the next three years, the next day an article will state that there is no expected growth in prices.

The media kept telling readers that the activity in the first home market had been caused by the FHBG boost – therefore when the FHBG boost ended the market would stop.

All the fear and speculation around June 30 was based on an incorrect assumption – that the FHBG boost was the prime cause of the heat in that market. It seems most reporters who write on real estate matters didn't bother to check their assumption and it would have been easy to check, since several organisations had researched this very matter.

People assumed the FHBG had fired up the bottom end because the increase in activity coincided with the grant increase, they overlooked this important point: it's also coincided with three other major changes. All four changes have contributed to the active market but the FHBG was not the biggest of these factors, it was not even the second biggest.

Research shows the major inspiration for first-home buyers is lower prices. The second major factor is lower interest rates. These two elements combined have revolutionised

affordability, the market's biggest single problem until recently.

The FHBG boost is the third factor, but relatively minor in the minds of first-time buyers, according to the research. And there's a fourth factor, overlooked by virtually everyone – the high level of incentives from state governments, who have their own grants and/or generous stamp duty concessions. In some states, first-home buyers now pay no stamp duty at all.

In any case, the FHBG – which has existed since 2000 – will continue because the Federal Budget has extended it.

So as you can see the sky hasn't fallen out of the market.



Michael Williams – Director
Drummond Real Estate

Quote

“The purpose of life is a life of purpose”.
Robert Byrne

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ALBURY

When Position Counts

Located in popular Forrest Hill area, this excellent home comprises four bedrooms, with ensuite to master and generous family room. As well as being well appointed with ducted cooling and gas heating, the spectacular city views and eastern aspect add that extra dimension. This is the chance to secure a very comfy family home in very liveable condition, in a great location at an affordable price. Not to be missed. Open for inspection at a time to suit you.

\$410,000



ALBURY

Period Red Brick – "TALGARNO"

Step back in time while you step up in comfort and convenience. Accommodation comprises three bedrooms plus a study. Includes gas ducted heating and evaporative cooling plus the cosy warmth of a wood heating just for those rainy days. Pressed metal ceilings and original windows maintain the charm of yesteryear. Side access to car accommodation. Located in the heart of Albury this is one that will be hard to beat. Call today to inspect.

\$375,000



THURGOONA

Step Beyond The Ordinary

Into one of the smartest five bedroom homes you will ever see. A superbly appointed and very spacious interior includes new carpets throughout, extensive tiling and the comfort of gas heating and cooling plus lots more. A good practical floor plan with four separate living areas provides flexibility to be either formal or informal - a north-east opening living room opens to a great outdoor area. This is the showplace in the street. Open for inspection to suit you.

\$495,000



LAVINGTON

Spacious Family Home With Views

With breathtaking, panoramic views and lots of space, this affordable family home is a must see. No expense has been spared with quality fittings, blackwood kitchen and two living areas with 24 squares (approx) of living space. Also boasts a large spa in ensuite, WIR off main bedroom, a further 10 squares downstairs and a large cellar and workshop. Phone for an inspection time to suit you.

\$339,900



JINDERA

Lifestyle & Flexibility

Generously proportioned three bedroom home on approximately 3.2 acre block. Includes a self contained fourth bedroom / studio or office with its own bathroom. Great aspect and comfort is assured with gas ducted heating and evaporative cooling. A double lock up garage plus three bay machinery shed, well developed garden and outdoor area with town water and natural gas add to the appeal. Open for inspection to suit you.

\$469,500



TABLETOP

Lifestyle Living With Room To Move

Conveniently located just north of Albury with easy access to the new freeway, location is hard to beat. Enjoy lifestyle living at an affordable price. Generously proportioned family residence with four bedrooms, study and separate rumpus/media room (or granny flat). Includes heating and air conditioning, ensuite, double LU garage, double carport etc. Good practical floor plan. Not to be missed. Inspect by appointment - phone today.

\$415,000



LAVINGTON

Huge Block In Great Location

This is a great three bedroom home set on a 1064m2 (approx) block. Would suit First Home Buyers and investors alike. It boasts a new bathroom, two toilets, a large double garage with an additional two car carport. The home has a new 1000ltr water tank and ample area around to create a lovely family residence. Must be seen. Call to inspect at a time to suit you.

\$219,900



NORRIS PARK

Complete Package

Smart established three bedroom, two bathroom, large double garage home boasting ducted heating and cooling and smart modern kitchen and bathrooms. An added bonus is the excellent block with plenty of access into back yard for caravan, boats etc. This is a great package and would suit retirees or the First Home Buyer alike. Call today for an inspection time to suit you.

\$299,000

We used Drummond Real Estate for the second time because we knew that trust and honesty are their unwritten rules.

If you want to sell your house with minimal interruption and upheaval leave it to the excellent service that Peter Drummond and his team can provide. Buyers are selected carefully and only qualified buyers are shown through your home, ensuring that a sale is achieved quickly – don't use anyone else.

Jim & Ruth Gray – 0408 248 038 or 0409 916 582

RECENT SALES

Lundy Close THURGOONA	\$389,900
Lark Court WODONGA	\$314,900
Wilson Street EAST ALBURY	\$219,000
Alemein Avenue NORTH ALBURY	\$165,000
Kaitlers Road LAVINGTON	\$385,000
Watson Street NORTH ALBURY	\$159,900



WYMAH

Murray River Frontage

Well developed lifestyle property with opportunity to combine business and pleasure as property has been developed as a caravan park. Includes a very comfortable three or four bedroom home, shedding, male & female amenities block, tennis court etc. Live, relax and enjoy this superb rural setting and/or develop a B & B style caravan park. Your choice. Inspect by appointment.

\$399,000



WODONGA

Next To The Park In Quiet Court

Set at the head of a court, this excellent three bedroom brick veneer has plenty to offer. Well fitted interior includes built in robes in all bedrooms, gas heating & ducted cooling. There is also an extensive outdoor area, double carport & single lock up garage sized shed. Plenty to like about this one.

\$189,950



WEST ALBURY

Quality Class & Location

Offering living areas facing a beautiful North to North East yard, this property enjoys all seasons of the year. With four large bedrooms plus study, two great living areas, modern kitchen and a finish that's got class and excellence, it's a must see. Call to book an appointment time to suit you.

\$329,000



THURGOONA

Townhouse Delight

Smart brand new three bedroom townhouse comprising two living areas. Contemporary design with single lock up garage and stylishly finished inside and out. Take advantage of the First Home Buyers Grant before it's too late and get into the market with something new and exciting. Phone for an inspection time to suit you.

\$269,900



NORTH ALBURY

Hard To Beat

Here we have a four bedroom brick veneer home with the lot. Comprises large bedrooms, large living areas, excellent bathroom and kitchen, single carport plus single lock up garage and a great swimming pool in a fully enclosed yard. The home includes the comfort of ducted heating and cooling and is ideally situated between Centro Lavington shopping complex and Albury CBD. This is hard to beat for value. Phone for an inspection time to suit.

\$249,000



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.

\$199,000



LAVINGTON

Quality Renovations

Located in the heart of Lavington this four bedroom, two bathroom home is a complete package. Quality floor and window furnishings plus stylish kitchen and bathroom renovations plus inground pool (requires some maintenance) are hard to beat for value. Phone for an inspection.

\$269,000



LAVINGTON

Business Development Site

Right near the heart of Lavington zoned District Centre Zone. Includes very comfortable three bedroom Brick Veneer on a superb site block (1012m2 approx). Offering well sized rooms and kitchen and dining which has been recently updated. Open for inspection to suit you. Phone today.

\$369,000

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"Great result for all concerned.

I highly recommend Drummond Real Estate and especially Michael Williams – if I had 1 or 10 properties for sale I would list them all with Drummond – I really would not consider anyone else. I will be recommending them to anyone I know who is buying or selling property."

Belinda Hindle – 0419 607 117

THE VACANCY RATE – HIGH OR LOW?

Why it is that one agent will say their vacancy rate is high and others will say theirs is low? It's understandable that many would perceive that the agent with a large rent roll would probably have a higher vacancy rate as opposed to the agent with a small rent roll. It could also be said that some agents have better quality, well presented and maintained properties to rent than their opposition. Yes, that is certainly true and yes sometimes market forces can impact on vacancy rates but let's look at this from a different angle.

Are all property managers created equal? Well, the fact of the matter is that they're not.

Some are **HIGHLY SKILLED** and very professional in what they do and others are just plain **INCOMPETENT** and it's their incompetence that can be directly attributed to a high vacancy rate and it doesn't matter if the office is big or small.

A good tip – check out the skills of your property manager – firstly, they need to be outstanding negotiators – it they can't negotiate and get you the highest price and the best possible tenant for your property, then don't hire them. Change agents now. And secondly, they must have good marketing

skills. All property managers need to understand how best to attract potential tenants to your property and they need to work with developed and proven systems and if they don't, then your property may sit vacant for a very long time.

Property managers have to be multi skilled and it takes years to develop those skills. Property Management is a highly stressful, demanding and fast paced environment to work in, that's why many leave. They realise it's tough and don't stay long enough to develop the skills and knowledge needed to succeed.

To be recognised as a leader in this industry, it will have taken years of hard work and experiences along the way. Many mistakes will have been made and it's the lessons learnt from these mistakes that makes a property manager not just good at what they do but great.

What's that saying – **“the person who never made a mistake – never made anything”**. How true!



Myra Bloomfield – Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD

Albury-Wodonga Eisteddford

July 26 – August 9

300 volunteers needed. Please contact Traci 02 6040 0336 or Graham 02 6021 2997 if you can assist for morning, afternoon or evening sessions as door keepers, announcers or scribes.

Mens Shed – Wodonga

Now operating from Emerald House, Emerald Avenue, Wodonga – a meeting place for men to socialise, share experiences and provide volunteer support to the local community.

For enquiries to participate contact Ron Lutton 02 6059 5836.

Art Workshop

With renowned Australian Landscape Artist John Wilson. Four fantastic days – Friday 18th September to Monday 21st September at CSU Albury Campus. Suit novice and experienced artists. Learn about the fundamentals of oil painting and complete at least 3 works. Cost \$380.00 – includes morning and afternoon teas. Further details – Peter Drummond. Ph: 0260 415755 or peter@drummondrealestate.com.au

Relay For Life



Border (Albury-Wodonga) RFL is now taking Team Registrations for this year's event to be held at Albury North Football Ground, Alemein Avenue, North Albury on October 24th and 25th. To register logon to <http://www.relay.cancercouncil.com.au/nsw> and look for BORDER 2009 under the

Relay For Life events or pick up a registration form from Drummond Real Estate, Albury.

The first Team Captains Meeting will be held at 3 Monkeys Tavern on Tuesday, August 4 at 6:30 pm. Any queries please call Anne Hayward on 0408 860 373.

Be a part of this fun overnight event where we honor the lives of people touched by cancer and work together towards the goal of a Cancer free society.



LAVINGTON Light Bright & Airy

Built to make the most of the aspect, this very comfortable 3 bedroom brick veneer has lots to like about it. Well fitted interior includes modern 2 Pak kitchen, comfort of gas heating and air conditioning. A private rear yard, extensive verandah and quite a large carport/shed are real bonuses. Open for inspection to suit you. Phone for more details today.

\$199,500



WALLA WALLA Impressive & Quality Package!

Offering a log cabin feel, but with the size and quality to match, this three bedroom home is a must see. Includes split system air con, enjoyment of wood heating and a large back yard with potential. Alert to First Home Buyers...If you are looking to get a foot in the door why not start with this one. Don't miss out, phone for an inspection time to suit you.

\$149,000



LAVINGTON Block Investment Flats

Currently returning approximately \$27,300 and fully let with settled tenants, this excellent block of four x one bedroom units returns better than 7% gross. With extensively renovated interiors, including the comfort of split system air conditioning and private decked courtyards there is plenty on offer here. Phone today for more details.

\$379,000



LAVINGTON Investment With Potential

Spacious and very neat three x two bedroom block of flats located close to Lavington Square. Consists of private courtyards, good heating and cooling and large main bedrooms. Long term tenants returning approximately \$18,720 pa. One of the flats has been refurbished and there is potential to increase return by \$5,000 pa with very minimal outlay. This won't be around long.

\$299,900



EAST ALBURY Immaculate Townhouse

Spacious, modern two bedroom townhouse exceptionally well presented with lock up garage. This delightful unit is only 12 years old and is immaculate. Boasts a practical floor plan consisting of spacious lounge with dining area, separate bathroom, laundry and toilet. Includes gas heating, great north facing private rear yard and excellent outlook. Ideal live in or investment. This is a rare find so call us today.

\$163,000



EAST ALBURY Smart Unit With City Proximity

This is a neat freshly painted and partially refurbished two bedroom unit within walking distance to Albury CBD. Includes gas heating, refrigerated cooling, newly polished floorboards throughout and offers open plan living with single carport. Close to the pedestrian bridge linking to Dean Street this unit is an ideal investment ready to rent for around \$150 per week or would suit the First Home Buyers. Ring for an inspection to suit you.

\$145,000



LAVINGTON Spacious 2 Bedroom Unit

At this price this very roomy unit has lots to offer. Not only is the kitchen large and well fitted, it adjoins a generous living room. There is also a separate bathroom, laundry and toilet, carport and lock up store. Currently let at \$125 per week, it could suit an investor or a First Home Buyer to move in at the end of the lease. Call today for more details.

\$99,000



LAVINGTON First Home Buyers Or Investors ... Take note

The clock is ticking for First Home Buyers so be quick. Here is a neat two bedroom brick veneer unit currently rented for \$130 per week. Ten in the block (two are available for sale), close to all facilities and includes separate toilet, dining area and single carport. Ideal for the FHB or investor to start out. Phone for an inspection time to suit.

\$109,900

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