

COMMUNITY INVESTMENT PARTNERSHIP HERALDS NEW ERA OF FUNDING AS YOUNG WOMEN LEAD CHANGE ON THE BORDER



In November 2009 Border Trust, the Community Foundation for the Albury Wodonga region and the Albury Wodonga YWCA, officially launched their 'Young Women Leading Change' partnership.

Taryn Hopper, President of the Albury Wodonga YWCA stated at the time, "We are using our funds to deliver over \$23,000 in grants annually. With the assistance of Border Trust we will identify and support projects reflecting the values of the YWCA. These will focus on the leadership of young women and girls who are involved in making a difference in our local communities".

The successful projects for 2010 were announced recently at the Albury Wodonga Community College. Participants from the successful 'Eat Well, Do Well' program being conducted at the college prepared a

healthy morning tea for all in attendance.

The 'Eat Well, Do Well' program was awarded \$10,000, whilst the 'Youth Leadership' program being delivered by City of Wodonga Youth Services received \$2,000 and the 'Girls on the Go' program from YES Youth & Family Services in Albury received \$5,000.

The morning tea event also served to mark the official launch for the next round of funding - 'The 2011 YWCA Young Women Leading Change' grants.

Full details are available on the Border Trust website www.bordertrust.org.au

The current arrangements will see this significant stimulus applied over the next two years with a view to extending the partnership on an ongoing basis.

For further information, please contact Julie Perkins, Executive Officer on 02 6051 3349.



• Participants of the 'Eat Well, Do Well' Program

ON WITH THE SHOW!

One of the best shows in town is coming to Albury and Wodonga between 25th July and 12th August this year.

During that period hundreds of competitors will 'strut their stuff' in dance, music, calisthenics, debating and speech and drama either as solo performers or in larger groups such as dance ensembles, orchestras and choirs at the Albury Wodonga Eisteddfod for 2010.

Performers need an audience! Audiences love to be entertained! The Eisteddfod provides the perfect solution!

It's a well kept secret that for the very small amount of \$5 one can become a member of the

audience for a morning, afternoon or evening session and watch these dedicated and talented performers.

Tickets for any session can be purchased on the day at the door at any of the venues, the Albury Convention Centre: July 25th - August 4th, the Albury Theatre: July 25th - August 8th and the Wodonga Civic Centre: August 9th-12th.

See you there! Bring a friend!
Enquiries: aweisteddfod@draget.com.au or phone: Courtney on 0417 085 669
Pensioner \$3 - Day pass \$10 (5500 registrations).



• Eisteddfod participants L-R Jack Wright, Jack Paterson, Paisley Tarapacz & Samantha Jones

"BURNING MONEY"

Comparing the cost of advertising

To sell homes most agents advertise using three major sources:

1. A "For Sale" sign
2. Print Media (newspaper)
3. Digital Media (Internet)

Research shows that 10-25% of initial enquiry to an agent comes from a "For Sale" sign, about 10-15% from newspaper advertising and about 50%-60% from the internet.

A simple "For Sale" sign may only cost about \$75 (erected) as will a spot on a major internet site. Around \$150 in total. Both work for a seller 24 hours per day, 7 days per week without any further cost - and get to around

80% of the potential buyers.

It seems strange that agents encourage sellers through "Vendor Paid Advertising" (VPA) to spend hundreds of dollars every week on newspaper advertising.

Advertising in the print media is expensive in relation to its return. I'm not saying don't advertise, but be careful how much you are asked to spend. It's like "Burning Money". There is little or no return for the outlay.



Peter Drummond - Director Drummond Real Estate



WIN \$150 CASH



Last Month's winner
Dorothy Meharry
East Albury

Quote

"Life is like a coin. You can spend it any way you wish, but you only spend it once."

Lillian Dickson

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ALBURY

Spectacular City Views

Perched high on Mercy Hill this splendid residence could almost be seen as the perfect "Townhouse". Views you have always wanted and an interior that has been renovated and refurbished to make the most of the position. Of course there is ducted heating and cooling, an en-suite, spa bath and a great outdoor patio area. It's not big, but it's beautifully placed and presented. Open for inspection to suit you.

\$445,000



WODONGA

Perfect Place to Start

Neat three bedroom brick veneer home on generous 670m2m (approx) block with open space at rear. Comfortable appointments include a remodeled kitchen, gas heating, air-conditioner, quiet court position, an easy walk to shop nearby plus double carport. Well worth consideration. Open for inspection to suit you - call now.

\$199,000



LAVINGTON

Only Two On The Block

Smart spacious two bedroom unit amongst other modern homes. Excellent timber look 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.

\$174,950



LAVINGTON

Perfect For A Big Family

Comprising four bedrooms plus a study (or 5th bedroom) and a teenagers pad or granny flat downstairs. There is room for everyone with a separate formal lounge huge open living area and separate rumpus room. Impressive family home with two double garages and extra space for three or four cars. Views are great and there is a park next door.

\$395,000



NORTH ALBURY

Lifestyle Living In The City

Luxury dwelling featuring huge living and rumpus rooms and north facing verandas with views to the horizon. Comprises five bedrooms, spa room, three bathrooms, flatette and double garage, 70m2 shed, double carport and separate 70m2 office. Strata lot shares quality tennis court and swimming pool with two neighbours.

\$498,000



NORTH ALBURY

Generous Family Home

Perfectly positioned to make the most of the north facing outdoor area, this generous four bedroom home offers real appeal. Well proportioned and well fitted it includes an en-suite, spacious lounge and formal dining room plus a huge kitchen and family room. We are impressed and we are sure you will be too. Open for inspection to suit you. Call today.

\$339,950



NORTH ALBURY

Be Prepared for a Surprise

Perfectly presented family home comprising four bedrooms and a study plus a separate rumpus room - all with BIRs (or six bedrooms) and three bathrooms. Included in this great family package is an in-ground pool and large paved undercover outdoor entertaining area. Smart, low maintenance gardens complete the picture. You will be impressed. Open for inspection to suit you.

\$375,000



CENTRAL NORTH

Perfect Position

Perfectly positioned three bedroom brick residence with lots of appealing extras. Superb paved outdoor area including in-ground pool, large pergola and double carport with roller doors. Inside has a delightful feel with ducted gas heating and evaporative cooling, open fire place, near new kitchen with stainless appliances, polished floors and much more. Open for inspection to suit you.

\$385,000

"In a difficult climate, we always knew that Peter was working hard to achieve the best result possible for us. It took a little while, but we reached our goal in the end. We have always found Peter to be hard working, honest, reliable and very knowledgeable - all essential qualities to facilitate the process of selling."

Sellers – Thurgoona



LAVINGTON

A Place To Call Home

With a remodeled 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



LAVINGTON

Don't Miss This Opportunity!!!

This superbly renovated two bedroom unit has to be one of the best on the block. If you are looking for an A grade investment or maybe sick of renting, this is a great opportunity not to be missed. Freshly tiled, painted and modernized throughout, this unit is not going to last long, so best be quick. Includes a single carport. Call to make an appointment time to suit you. Let at \$140pw.

\$114,000



LAVINGTON

Smartly Presented Three Bedroom Home

A well fitted interior makes this excellent home stand out in the crowd. Near new kitchen and carpet and the comfort of ducted gas heating for winter warmth as well as air-conditioning for summer comfort makes for a most inviting package. There is also a double steel garage, tidy yard and room for kids to play. We like it and are sure you will too. Open for inspection to suit you.

\$219,950



NORTH ALBURY

Renovator

A great place to start at an affordable price. Comprising a three bedroom cottage on a good sized block of 727m2 (approx). Includes gas cooking, heating and hot water, timber polished floors, a kitchen needing some work and a garage/shed. There's lots of opportunity and potential here to renovate and put your own stamp on it. Call today to arrange an inspection.

\$142,000



SPRINGDALE HEIGHTS

As Good As It looks

Smart family home tucked away in a quiet court position comprising three bedrooms and a study. Well fitted interior includes en-suite and walk in robe to master bedroom. Year round comfort is assured with gas ducted heating and evaporative cooling. A great outdoor entertaining area, double lock up garage, paved play area (and basketball ring) all set on a good sized (800m2 approx) block add to a very complete picture. Open for inspection to suit you.

\$299,000



LAVINGTON

Complete Paradise

The perfect family package offering four bedrooms (or three plus separate rumpus room), two bathrooms, stylish kitchen, ducted heating and cooling and a double lock up garage. Sitting high on a block of approx 760m2 take time out to 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

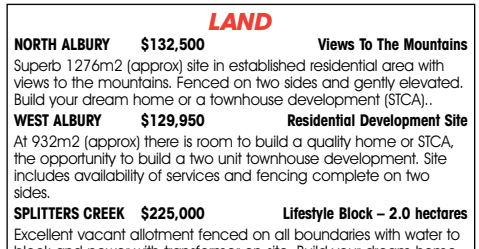


SPRINGDALE HEIGHTS

Not A Cent To Spend

Perfectly presented two bedroom home unit that has recently undergone a meticulous renovation. Includes new kitchen, separate renovated bathroom and laundry etc. Handy position with primary, secondary and preschools as well as a supermarket all within approximately 1km. Ideal for owner/occupier, but would suit an investor. Open for inspection to suit you. Call today for schools.

\$155,000



LAND

NORTH ALBURY \$132,500 Views To The Mountains
Superb 1276m2 (approx) site in established residential area with views to the mountains. Fenced on two sides and gently elevated. Build your dream home or a townhouse development (STCA).

WEST ALBURY \$129,950 Residential Development Site
At 932m2 (approx) there is room to build a quality home or STCA, the opportunity to build a two unit townhouse development. Site includes availability of services and fencing complete on two sides.

SPLITTERS CREEK \$225,000 Lifestyle Block – 2.0 hectares
Excellent vacant allotment fenced on all boundaries with water to block and power with transformer on site. Build your dream home here from the ground up. Only about 12 km from Albury central. Well worth consideration.

SOUTH ALBURY \$379,900 Rare Development Opportunity
Huge 2257m2 (approx) development site (includes a house) Fantastic opportunity for six unit development (STCA), but the property also has many other options which make this one of the best investments in town.

LAVINGTON \$230,000 Views To Die For
Set amongst prestigious homes, this block has stunning views and is close to all of Lavington and Albury facilities. Consists of 1686m2 (approx) with all services available. Call for more details today.

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MOULD PROBLEMS IN PROPERTIES

Does your property have good ventilation, windows that open and lock easily (not stuck down with paint) and are there screens fitted to most windows allowing the tenants to leave them open?

The winter season brings with it condensation and mould growth problems in properties. It can occur in any type of home construction, including weatherboard, brick veneer, solid brick, masonry veneer and concrete.

Tenants are very quick to seek compensation if their furniture and personal belongings are damaged from a serious mould problem that has been reported and not addressed.

CONDENSATION is caused by atmosphere heavily laden with water vapour and is referred to as high humidity. When this comes into contact with any cold surface such as a wall or ceiling, it chills and water vapour is extracted from the air, remaining as condensation on the cold surface.

To prevent this from happening, windows and doors should be left open whenever possible. On nights when the property is closed against the cold, ventilation should be ensured during the day. If the property is closed during the day, windows and inside doors should be open at night, particularly where heaters are operating. Vents and exhaust fans should be kept clean

otherwise they will impede proper ventilation of the property.

MOULD is spread primarily by airborne spores that will develop and grow on almost any surface providing certain conditions are present such as indoor humidity of 80% or higher and moisture usually from condensation. Mould can develop in the absence of condensation, but its growth is accelerated by the presence of moisture. Research has also shown that certain ingredients in most paints, household dust, and cooking fumes all provide excellent food for mould.

Sooty mould, the most common type, usually occurs on the walls and ceilings of bathrooms, bedrooms and in cupboards. Untreated this will spread.

Mould growth is retarded by the circulation of dry air. It follows that proper ventilation will prevent most mould growth.

If your property is showing signs of having a mould problem, then we need to address it otherwise your property may not perform as well as it should.



Myra Bloomfield - Director
Drummond Real Estate
Rentals

COMMUNITY NOTICE BOARD



COMMUNITY MINDED? GOT TIME & TALENT?

Border Trust is the Community Foundation for the Albury Wodonga region and serves the Albury, Alpine, Corowa, Greater Hume, Indigo, Towong and Wodonga shires. Our mission is to promote local philanthropy and provide funds to projects which add value to communities.

As several of our founding Directors near the end of their terms we are seeking expressions of interest from residents across our region to join the Board. We need people who are thoughtful and measured in their decision making, who understand the culture of philanthropy and who may possess the relevant skills, experience and qualities to assist in the ongoing development of Border Trust and the vital service it delivers.

For further information about the activities of Border Trust and to tender your Expression of Interest, go to www.bordertrust.org.au or phone 02 6051 3349.

'Give Where You Live'

COMMUNITY SERVICE ANNOUNCEMENT



Expressions of Interest 'Back to Reality' Grants



Border Trust is seeking expressions of interest for innovative projects that promote self esteem, motivation, team work, positive life choices and leadership qualities in young men and women, particularly those facing difficult circumstances and considered to be 'at risk'. Community groups across the Border region are encouraged to apply. Full details are available on the Border Trust website www.bordertrust.org.au or by phoning 02 6051 3349. EOIs close at 4pm Tuesday 13 July 2010



Expressions of Interest 'Young Women Leading Change' Grants



Border Trust is seeking expressions of interest for innovative projects that promote leadership by women and girls in particular but include all members of the community. Those which support the needs, interests and capacities of women with regard to health, housing, economic security, and personal safety and with a particular focus on embracing cultural diversity, eliminating racism and encouraging reconciliation are encouraged to apply. Full details are available on the Border Trust website www.bordertrust.org.au or by phoning 0260513349. EOIs close at 4pm Tuesday 13 July 2010

This Community Investment Partnership between
Border Trust & Albury Wodonga YWCA
promises to build a brighter future for Border communities



NORRIS PARK Lifestyle Home For The Whole Family

A grand home with spectacular views set high on the hill in Norris Park. Comprising four bedrooms, huge under house area with study (5th bedroom), 3rd bathroom, mini kitchen, gymnasium, a triple car garage and large workshop areas. Includes boat/caravan port, outdoor workshop/play area, undercover alfresco dining off family and beautifully established gardens. Backs onto bushland. Do yourself a favour and inspect this home. The features are endless. Inspection by appointment.

\$795,000



NORRIS PARK Substantial Home and/or Development Site

If you have a vision for the future then this excellent property maybe what you are after. Set on a superb 2699m2 block (approx) with two road frontages you could continue the development of the substantial four or five bedroom home and add a pool and tennis court. Or with two road frontages it also offers future subdivision and/or development potential (STCA) Call today for more details.

\$485,000



LAVINGTON City Fringe - Semi Rural Outlook

Unique property in semi-rural surround comprising a spacious three bedroom brick veneer home. Well appointed interior includes remodeled kitchen and bathroom, comfort of gas fired ducted heating. There is plenty of room for the family here at a very affordable price. Inspection by appointment.

\$219,000



LAVINGTON This Years Best Buy

This will be hard to beat. Neatly presented four bedroom home with ensuite at a very affordable price. Includes extensive paved and covered outdoor area, double lock up garage and a large block (about 892m2) situated in a court position. Call today. Open for inspection at a time to suit you.

\$194,500



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 Perfectly Presented Home Unit

Very conveniently located right near Centro Shopping Centre. Comprising two bedrooms, two way bathroom with shower and bath and an excellent kitchen and living area. Also boasts lock up garage and private rear yard. This is a low maintenance property well suited for owner occupation or investor. Open for inspection to suit you.

\$183,500



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, remodeled 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.

\$199,500



BETHANGA Away From The Hustle & Bustle

Step beyond the ordinary into this spacious residence set on a private two acres. Enjoy the huge benefits of a village environment with hotel, general store etc whilst only being about 20 minutes drive to Albury-Wodonga. Comprises some five bedrooms, formal and informal living areas (including billiard room) and 8 squares of garaging. An impressive home inside and out that you need to see to appreciate the hidden value it exudes. Inspection by appointment.

\$475,000

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feel safe, get fit and have fun..."

FOR MORE INFORMATION or BOOKINGS

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