



it's easier to care than to turn away

HELPING FEED THE HOMELESS IN RURAL AUSTRALIA

An exciting new venture, **The Carevan Foundation**, was established by local orthodontist, **Dr John Brabant**, on **December 18, 2009**. Its aim is helping feed the homeless and disadvantaged in rural Australia and its motto is 'It's easier to care than to turn away'.

Dr Brabant said "The Carevan Foundation is a food van that will feed the homeless in Albury-Wodonga and eventually rural Australia. Albury-Wodonga has one of the highest rates of homelessness in Australia and we now have a food van to feed these people".

"We will take the van out for its first run towards the end of February".

The Carevan's aim is to get 120 regular volunteers rostered on for three hours once a month and to establish

partnerships with Government, Non-Government, Business and Community Groups aimed at poverty reduction and sustainable development.

If you are interested in volunteering you can contact Dr John Brabant on 6021 1288.

A fundraising dinner sponsored by Albury Liquor Accord will be held on Saturday, June 5. This will be the official launch of the Carevan Foundation and Father Chris Riley (founder of Youth off the Streets) will be attending as a guest speaker. If you would like to attend, please contact Jodie Tiernan on 0416 258 570.

Next Volunteers Meeting
Thursday, February 18 from 7pm
Sacred Heart Hall
Mate Street, North Albury



• Carevan Foundation's Snowy, Jodie Tiernan from the Albury Liquor Accord and Dr John Brabant founder of the Carevan Foundation

IS YOUR PROPERTY READY FOR A TENANT?

Quick! "Rent out our property and find us a tenant now". "Yes, it's all ready to go". "We can't afford to have it vacant a minute longer". "The quicker you can find us a tenant the better". **Sound familiar.**

So we follow your instructions and find you a great tenant. We do the condition report and all appears on the surface to be in good order. The tenants can't wait to move. And then it all goes horribly wrong. The phone calls start and your tenants tell us that nothing works and the property is falling apart and they want to leave.

The knob on the robe door keeps falling off, the toilet cistern is making a dripping sound, we can't get our HD TV to work, the element on the stove is not working, the exhaust fan in the bathroom is making a loud noise and on it goes. In the end the tenants feel they have rented a real lemon and you feel you have got the biggest whinging tenants' ever.

To prevent this from happening here is a check list that could eliminate all the frustration and time wasting.

- Check if:
- Power points are all in good working order
 - Door handles and knobs are all secure
 - Windows, flyscreens and external doors are secure and lock properly
 - TV antenna and phone connections to the property are operational
 - Airconditioners and gas heaters had a regular service
 - Taps are easy to turn on and off and that none leak
 - The stove, oven and exhaust fans are all working
 - Gates and fences are in a good state of repair

- Trees or shrubs need pruning back from driveways, paths and power lines
- The clothesline needs re stringing and the gutters are clean
- Ceiling fans work efficiently and don't make annoying noises
- The irrigation system is working

We could probably add a heap more things to this list, but we think we have covered the most important ones.

A simple check list is all it takes to prevent tenants from being unhappy and wanting to break their lease.

Tenants' expectations are high nowadays. They will not tolerate things that are not working, broken, old, tired, worn out and unable to be fixed.

To prevent conflict, please tick the boxes. Believe us when we say that if your property is not up to scratch, then we are the ones that suffer the unpleasantness from upset and frustrated tenants.

Remember, when a tenant looks at your property, they are comparing it with several others in the same price range. Make your property stand out from the rest. Give them something to WOW about and that's a well presented and maintained property.



Myra Bloomfield - Director
Drummond Real Estate
Rentals



The first show to launch the HotHouse Theatre 2010 season will be local Albury circus company - Acrobat in **Propaganda**. After years of touring their avant-garde circus company around the world, one of Albury's best-kept secrets - Acrobat, is taking a step out of their South Albury back yard into the Butter Factory for their first presentation locally.

Utilising disciplined physical skills, crude production and calculated self-derision, Acrobat has a unique and unpredictable approach to theatre. Founded by Simon Yates and Jo-Ann Lancaster, Acrobat has toured extensively throughout Europe, Britain, Ireland,

Knuckle-dragging acrobats reckon they know right from wrong:

- **Be Kind**
- **Ride A Bike**
- **Eat Your Veggies**
- **Garden Nude**

Singapore, Brazil and Australia. Following this world premiere season, Propaganda will marshal in Melbourne, then Europe, then the rest of the world one show at a time.

The revolution starts here!

Propaganda opens March 11 - 21 at The Butter Factory Theatre Wodonga
Tickets \$50 - \$45 with a great range of packages available.

Book at www.hothousetheatre.com.au or call 02 6021 7433 for more details



WIN \$150 CASH



Last Month's winner
Sandra Vonthien
East Albury

Quote

"In order to succeed, your desire for success should be greater than your fear of failure."

Bill Cosby

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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.

\$249,000



LAVINGTON
Move In And Live Or Develop

This is a well built three bedroom brick veneer home with lots of original features such as high ceilings and large rooms and including the comfort of modern heating and cooling. Set on a 926m² (approx) block it boasts a well maintained above ground pool. Perfectly livable inside and out, it genuinely feels like a home. Call today to arrange an inspection time to suit you.

\$215,000



HOWLONG
Rural Outlook

Neat and comfortable former three bedroom home. Currently comprises two bedrooms, large open living area with comfort of a slow combustion heater and air-conditioning. Excellent 1080m² (approx) block. Includes double steel garage and carport. Excellent opportunity in delightful town near Murray River. This one won't break the bank. Open for inspection to suit you. Phone now.

\$215,000



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.

\$365,000



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



ALBURY
A Marriage Of Style & History

Warm and welcoming villa of generous proportions located at the foot of Monument Hill, just a heart beat from Dean Street. Meticulously renovated and maintained with every conceivable modern convenience including the comfort of reverse cycle airconditioning, gas fired ducted heating, central vacuuming, grey water system and more. Very well established gardens featuring a Tuscan styled heated inground pool. Consider your position. For more details www.510gardenstreet.com

For Sale Now or by Expressions of Interest (closing 28/2/10)



THURGOONA
Perfect For A Growing Family

Comprises five bedrooms and three or four living areas on two levels. Smart interior includes new carpet, gourmet kitchen and quality fittings throughout. Great aspect, extensive paved outdoor area, gas ducted heating and evaporative cooling providing year round comfort. Open for inspection to suit you.

\$449,000

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CENTRAL NORTH
Federation Styled Red Brick

Classic three bedroom brick home with everything that you could wish for. The property boasts period charm with high ceilings and polished floorboards but also has modern luxuries such as ducted heating, large living areas and air-conditioning. The backyard includes a beautiful, grapevine covered entertaining area and an immaculate in ground pool. Boasts ample car accommodation with carport and double lock up garage. The home is situated halfway between Albury's CBD and Lavington's largest shopping centre on large block. Phone for an inspection time to suit you.

\$339,900



EAST ALBURY
More Than Meets The Eye

This delightful home includes four bedrooms and two large living areas. This one is a real surprise package. Boasts ducted heating, well developed landscaped yard, excellent outdoor living and you get that feeling of space everywhere you go. Phone to make an inspection time to suit you.

\$395,000



NORTH ALBURY
Investors Alert

This is an investors/developers delight - offering two x two bedroom brick veneer units in a good location. Built on a corner allotment it offers enough space to add additional property (STCA) and increase your return. Call today for more details.

\$225,000



LAVINGTON
Stands Out In the Crowd

Exceptionally comfortable three bedroom home on large 981m² (approx) development site zoned 'business'. Consider the options available - work from home, develop at rear and rent home etc. With a new kitchen and bathroom in recent years and having been re-stumped, re-plumbed and re-wired, this home has been almost completely re-built about 12 years ago. There is little to do but enjoy. Great starter. Open for inspection to suit you.

\$219,000



EAST ALBURY
Immaculate Townhouse

Spacious, modern two bedroom townhouse exceptionally well presented. 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, LU garage and excellent outlook. Ideal live in or investment. Phone for an inspection time to suit you.

\$149,000



BELLBRIDGE
Uninterrupted Hume Weir Outlook

Spectacular home and/or residential development site (STCA) overlooking Lake Hume. Includes a substantial three bedroom home that would suit renovator/developer. Ideally placed with township services - water, sewer and electricity available (subject to approval). Unique opportunity within easy commuting distance of both Albury and Wodonga.

\$645,000



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.

\$375,000



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 ducted evaporative cooling plus the cosy warmth of 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. It oozes charm. Call today to inspect.

\$364,900

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ALBURY

Classic In The True Sense

It's hard to beat this red brick charmer with its terracotta tile roof and all of the trappings from its era. Includes two bedrooms plus sleepout and is well located in a delightful leafy tree lined street close to CBD. This classic home is ideally suited to adding your own touch. Make the most from being in the heart of Albury. A good sized block (608m2 approx) - Open for inspection to suit you. Call today.

\$299,000



EAST ALBURY

Sought After Double Red Brick

This large delightful red brick home is a pleasure to inspect. Situated on a great block overlooking the city and just a stroll to the heart of Albury, this property exudes style and charm. Offers three bedrooms, large formal dining and lounge with beautiful polished floors throughout. Includes the comfort of gas ducted heating and a single lock up garage as well as a carport. This is a must see. Phone now to make a time to inspect to suit you.

\$310,000



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 along with an inground pool (requires some maintenance) are hard to beat for value. Phone for an inspection.

\$259,900



EAST ALBURY

Stake Your Claim

An ideal place to start as a homeowner at an affordable price. Comprises three bedrooms, lounge, kitchen-meals area and front and rear verandahs. Includes airconditioner, carport and garden shed. Walk to supermarket and other shops. Will not break the bank at this price. Open for inspection to suit you.

\$149,950



LAVINGTON

Perfectly Positioned

Just a short walk from Lavington shops, this unit represents a rare find. For starters it is three bedrooms (or two plus a larger utility room) and it has a double lock up garage. Comfortably appointed throughout it also has two split system air conditioners, a gas heater and more. A private paved courtyard adds to the appeal. Open for inspection to suit you. Phone for appointment today.

\$219,000



NORTH ALBURY

A Good Place to Start

Here's a great way to get into the property market. This is a neat three bedroom home with remodelled kitchen, new bathroom, lock up garage and carport. The bonus is the large secure yard ideal for kids and/or animals to have plenty of room to play. This would make a good first home or investment property. Open at a time to suit you.

\$169,900



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 liveable 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.

\$285,000



THURGOONA

A Class Act

Smart near new home comprising three bedrooms plus a study (or fourth bedroom), quietly tucked away in a new estate. Absolutely completely established and perfectly appointed with extensive tiled areas, gas heating, ducted cooling and quality drapes and light fittings throughout. Great outdoor alfresco area and very low maintenance yard and garden. Premier quality finish throughout and one you will be proud to call home. Open for inspection to suit you.

\$395,000

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Danielle Crowe – Purchaser



LAVINGTON

Spacious & Affordable

This is a prime opportunity to purchase in a quiet sort after street. This brick beauty offers three large bedrooms, ensuite, modern kitchen, separate lounge and dining and a fantastic rumpus/billiard room with bar. Outside has a superb entertainment courtyard and double lock up garage. This property won't last long so call today to arrange an appointment time to suit you.

\$269,000



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.

\$640,000



LAVINGTON

Position & Comfort

You will love the quality and space this delightful home provides. If you are looking to get your foot in the market with a great home or investment property, this could well be the ideal opportunity. Offering three large bedrooms, large comfortable lounge and a new kitchen, it doesn't stop there. Situated on a large 838m2 (approx) block with a fantastic shed, this one won't last long. Phone to organise an inspection time to suit you now.

\$189,000



ALBURY

Charming Old & New Entwined

Here we have a superb blend of a genuine period home with modern extensions and renovations. Includes a new kitchen, bathroom and ensuite and renovated home comprises four bedrooms, formal and informal living areas. Boasts comfort of gas heating, a huge lock up steel garage/workshop and 1079m2 (approx) block. There's still room for the kids to play, install a pool and grow veggies. The site still has some development potential, (STCA). Call today.

\$429,000



EAST ALBURY

Great Position, Classic Style

This classic red brick home is located in a popular part of old East Albury opposite a park. Includes three bedrooms, polished floorboards, ducted heating and cooling and single carport with roller door. Set on a great 690m2 (approx) block, an added bonus with this property is its proximity to Albury CBD with only a short walk across the footbridge to Dean Street. You need to inspect this one - phone today for an appointment time to suit you.

\$290,000



EAST ALBURY

Superb Location On A Budget Price

This family home of three bedrooms, a study and a two bedroom bungalow out the back 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. Great entry level to owning a home in old East Albury.

\$280,000



WODONGA

Brand New Townhouses

Luxurious NEW three bedroom townhouses. The choice of three is yours. Each designed to make the most of the aspect and open space with fantastic open planned living areas, outdoor alfresco dining and extra large double lockup garage for that second car, caravan or boat. Quality appointments include ensuite, ducted gas heating, evaporative cooling and natural timber floors. Walk to central Wodonga shops. Open for inspection to suit you.

\$355,000 to \$385,000



NORTH ALBURY

Fresh Family Home With Period Charm

A very appealing home in an excellent position close to all amenities. Includes three bedrooms, large renovated kitchen, separate dining room, gas heated living area and four car garage. Also comprises a large low maintenance yard with huge pergola/outdoor living area and secure fencing. Situated on a large 841m2 (approx) block this house has period features and great street appeal. Phone for an inspection time to suit you.

\$234,900

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COMMUNITY NOTICE BOARD



"Sailability" Albury-Wodonga

"Sailability" Albury-Wodonga will conduct "Sailing For Everyone" days at the Albury-Wodonga Yacht Club. They are seeking participants and volunteers. The public are invited to attend. Cost is \$5 to cover insurance so registration is essential. Please contact Rob Newman or Donald Thomson - 03 5723 1371 or 0413 486 996. **Event dates for 2010 are 27th February and 13th March commencing at 9am.**



Lifeline - Mountains to Murray

Support our local Lifeline Telephone Counselling service by **DONATING UNWANTED GOODS**

- to local bins or shop at 429 Wilson Street, Albury
 - pick up service for bulky items
- Lifeline needs **CLOTHING, BOOKS AND BRIC A BRAC**
Phone: 02 6021 6397
All donations stay in the local area



Midnight Basketball

This program is open to youth aged 12 to 18 years and is designed to help identify and embrace positive opportunities. Dinner, compulsory life skills workshops and tournament basketball games are run on Friday or Saturday nights from 7:30 pm until midnight. They are also seeking volunteers. For further details please contact Rod Bramich on 0419 617 906.



Art Workshop - Introduction to Oil Painting - 4 Days

April 24-27. Here in Albury with one of Australia's best landscape painters, John Wilson. Cost \$380 includes morning and afternoon teas. Further details from Peter Drummond on 02 6041 5755/ 0428 572 661 or peter@drummondrealestate.com.au

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