

# Art Deco Returns

**Albury City will be on show at an internally generated blockbuster Art Deco exhibition to be held in June 2011.**

You are invited to participate. If you are renovating an old kitchen or bathroom, cleaning out the shed or just rummaging through the family heirlooms - don't throw it out. Your "rubbish" might prove to be a valuable part of the collection.

Locally born and raised Tracey Judd-Iva, formerly National Gallery of Victoria International Curator, will co-ordinate the event. Tracey is well qualified with twelve years experience at the NGV and curator of last year's extremely popular Art Deco exhibition in Melbourne from the Victoria and Albert Museum in London.

Be proud of our city, it is one of the best presented Art Deco cities in regional Australia. Although sadly many

buildings have been demolished for redevelopment all our Californian Bungalows are examples of the era, as is the Cinema Centre, Lighting Bonanza building and the Albion and New Albury Hotels. Streets like Jones Street and Lindsay Avenue are well preserved and retain the heritage of the era.

Get ready for the party. There will be static displays at the Art Gallery and Library Museum, city tours, gala dances and lots more to celebrate the era. The era of Manhattan, cocktails, rising affluence, bakelite radios and chrome lights. The era blossomed particularly after the depression. Be part of it, dig deep for that invaluable piece of memorabilia - in sheds, bedrooms, cupboards, lounge rooms, etc.

If you can help please contact Jacqui Hemsley, Bridget Guthrie or Jacinta Mirams at Albury City Council on 02 6023 8111 or Email [jmirams@alburycity.nsw.gov.au](mailto:jmirams@alburycity.nsw.gov.au)



• Tracey Judd-Iva

# Out of the Darkness

**JOHN BROGDEN** is the guest of Lifeline at a Business luncheon on the 9th October to raise awareness of the challenges of mental illness for our community.

John, the patron of Lifeline NSW, is a passionate and charismatic speaker and an outstanding advocate for mental health.

Whilst perceptions about mental health are changing, John believes many men tend to hide what is really going on.

With honesty and bravery John tells of his very public journey of success, failure and redemption - from the highs of political leadership as the youngest ever person to lead the NSW Opposition,

through the lows of a suicide attempt and depression and now to his current position as the CEO of Australia's Investment and Financial Services Association.

John believes "Mental Illness is not a death sentence". In his opinion if it is "properly understood, properly recognised, properly treated, you can live again"

**MC - John Walker**  
**Venue - The Commercial Club, Albury**  
**Friday 9th October 2009**  
**12.30pm - 1.30pm**  
**Tickets are \$25pp or \$200 for a table of ten**

To book your place please call 02 6021 1077 or email [lvaneqm@bigpond.net.au](mailto:lvaneqm@bigpond.net.au) by 28th September 2009.



• John Brogden

# LANDLORDS IN TROUBLE

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- Facing the Tribunal and want some guidance?
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Call Myra on 02 6041 5755 today - over 25 years experience in the industry  
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Let us be your Captain - we will guide you through the storm.

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# WIN \$150 CASH



Last Month's winner  
**Kelly Trainor**  
- Albury

### Quote

Change is the law of life. And those who look only to the past or present are certain to miss the future.

John F. Kennedy

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### TABLE TOP

#### Be A Devil - Buy A Church

Well it was once a church, but is now a comfortable three bedroom home. Set on a superb block of about 1277m<sup>2</sup> (approx) in a semi rural environment. It includes a triple lock up garage workshop as well as ducted gas heating and cosy woodfire, fantastic outdoor area and lots, lots more. If you have said you always wanted something different then here it is. Inspection by appointment. Open at a time to suit you so call today.

**\$310,000**



### EAST ALBURY

#### Large Corner Site with Shedding

Over 900m<sup>2</sup> (approx) corner site ideal for developers or investment, but not to be overlooked by the First Home Buyer. The property consists of a weatherboard cottage that is in need of some TLC, but the package includes a new 14 x 7.5 metre colourbond shed and new colourbond fencing. Phone to make an inspection time to suit you.

**\$169,900**



### LAVINGTON

#### Complete Package

Recently renovated solid brick residence in prominent position. Comprises three bedrooms and a study plus converted double garage and workshop/store attached. Very complete inside and out. Includes ensuite, large alfresco area, secure yard and comfort of ducted R/C airconditioner and gas heating. A new kitchen and lots more adds to the appeal. Be impressed. Call today. Open for inspection to suit you.

**\$310,000**



### NORRIS PARK

#### If Ever The Time Was Right

This three bedroom home has everything you need and more. Such as a quiet location, large rooms, beautiful bathroom, great kitchen. The owner has done a smashing job and has presented this home beautifully. Boasts an outdoor living area that is an entertainers delight, single lockup garage with remote access and double carport. Set amongst quality homes and priced well, this home is sure to please so you'd better be quick or you'll be disappointed. Phone to make an inspection time to suit you.

**\$299,000**



### EAST ALBURY

#### Sought After Double Red Brick

This large delightful red brick home is a pleasure to inspect. Situated on a great corner block looking over 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. Has the comfort of gas ducted heating and includes a single lock up garage as well as a carport. This is a must see and will not be around for long. Phone now to make a time to inspect to suit you.

**\$369,000**



### NORTH ALBURY

#### A Place To Call Home

Well built three bedroom brick veneer with lots of original features as well as a remodeled kitchen. Perfectly livable inside and out it genuinely feels like home. Includes built in robes, gas heating and split system airconditioner as well as a lock up garage and a great back yard. Open for inspection to suit you.

**\$195,000**



### EAST ALBURY

#### Investment or Live In

One of five on the block and close to all of East Albury's facilities. Consists of two bedrooms, large lounge, private courtyard and rear entry parking. Open for inspection to suit you. Walk to supermarkets, shops and playing fields. And then please add after parking as a new sentence Suit investor, currently let at \$125 pw.

**\$95,000**



### NORTH ALBURY

#### Everything You Need

There's value for money here in this neat brick veneer home boasting three large bedrooms all with built in robes. Also includes a roomy lounge, remodelled kitchen and bathroom. The home has been freshly painted throughout, has new carpet plus a single lock up garage and great secure yard (702m<sup>2</sup> approx). Open for inspection at a time to suit you.

**\$189,900**

## HOMES WANTED URGENTLY

NATASHA IS CASHED UP and ready to buy a home in Central or East Albury up to \$300,000. She needs 3 bedrooms and is happy to do some minor work if needed. Please call Letitia Courtney on 02 6041 5755 or 0427 333 730 if you are thinking of moving.

ATTENTION EAST ALBURY RESIDENTS! Anthony is looking for a 3 or 4 bedroom brick home, he is happy to do some renovations and will pay up to \$320,000. So if you are thinking of moving now or in the near future call John Parkes on 02 6041 5755 or 0418 422 080.

GILBERT IS LOOKING FOR A 2 BEDROOM UNIT for his daughter who has just shifted to Albury. Needs to be in the heart of town and would prefer private courtyard. Has cash and can make an immediate decision on any property up to \$200,000. Please call Michael Williams on 02 6041 5755 or 0408 415 755.



### 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.

**\$154,900**



### EAST ALBURY

#### First Home Buyers – Developers

A great location for this three bedroom weatherboard home with single garage, rear lane access plus plans available (STCA) all on a 740m<sup>2</sup> block makes this an attractive property for development. Inspect today - open to suit you.

**\$209,900**



### 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.

**\$449,000**



### THURGOONA

#### Feel The Pride

This immaculately well looked after home won't speak for itself on paper. You have to see it for yourself. A fantastic three bedroom modern design that is basically brand new, offering large rooms, comfort, style and an affordable price you can't look past. Set on an easy care block within walking distance to all Thurgoona facilities this home has all you could wish for. Call to make an appointment today.

**\$319,500**



### 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.

**\$479,000**



### LAVINGTON

#### Huge Block In Great Location

This is a great three bedroom home set on a 1064m<sup>2</sup> (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.

**\$211,900**



### LAVINGTON

#### A Perfect Start

Genuine three bedroom brick veneer with lots of extras inside and out. Modern 2 pak kitchen, gas heating, air conditioner and tasteful decor. Big shed workshop in a private back yard adds to the picture. Great starter and very liveable package. Open for inspection to suit you. Call today.

**\$195,000**



### LAVINGTON

#### Budget Family Home

With three large bedrooms, remodelled kitchen and bathroom, 2 split systems for heating and cooling, large pergola area, double garage plus storage/workshop area, there's not a lot more needed. This great value packed property also has 2nd shower in laundry and a secure rear yard of approx 790m<sup>2</sup>. Open for inspection to suit you - phone today.

**\$189,000**

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"Our family wishes to pass on to you our sincere thanks and appreciation for handling the sale of our mother's property and bringing it to a satisfactory settlement.

Our thanks also John, for your patience, good humour and many phone calls and your kindness towards our elderly mother – it is appreciated. Good luck in your future business".

Family of Isabell Gibbs, Seller – Tulla Street, North Albury

# WHAT CAN YOU DO FOR ME?

Isn't it interesting when people make a statement such as "all you agents are the same".

It's like saying all tradesmen are the same, or all cosmetic surgeons are the same.

Ever had a tradesman do some work for you, only to discover that on completion of the job, you realised you hired the wrong person? And yes, we've all seen and heard the horror stories about botched cosmetic surgery.

If people just did a little research before they employed someone to do a job properly then everyone would be winners.

We know from experience that many investors spend more time selecting a DVD than they do to select a managing agent to manage their investment property.

As with everything in life, the amount of effort put in at the start, usually ends up being measured against the results achieved.

Doing some simple research is the key to getting what you want and being happy. It doesn't matter if you're going to build a house, buy a car, get your hair done or engage an agent to rent or sell your property. The research process should be the same.

Say you want someone to manage or sell your property. Start by checking out the skills of the people working in the agency and if you're thinking of hiring them - interview them - Ask lots of questions like "What can you do for me and how will you achieve it"?

When you first contact the person you are thinking of hiring, don't let the very first question be "how much do you charge"? Your focus should be on what you are getting, not what you are paying. You can guarantee botched, cosmetic surgery recipients wished they had focused on the skill of their surgeon rather than what their fees were.

People who are leaders in their chosen fields have earned the right to charge more. Why? Because they're the best. Because they're highly skilled and well respected. They are always busy that's because everybody wants to hire them.

So when you want great results, do a little research - you'll be the winner in the end.



Myra Bloomfield - Director  
Drummond Real Estate  
Rentals

## COMMUNITY NOTICE BOARD

Relay For Life



Border (Albury-Wodonga) RFL is taking Team Registrations for this year's event to be held at North Albury Sports Club Ground, Alemein Avenue, North Albury on October 24th and 25th.

To register logon to <http://www.relay.cancercouncil.com.au/> and look for BORDER 2009 under the Relay For Life events or pick up a registration form from Drummond Real Estate, Albury. The next Team Captains Meeting will be held at 3 Monkeys Tavern on Tuesday, September 22 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.

Albury Wodonga Artists Society



OFFICIAL OPENING  
Gateway Paintbox

Saturday, October 3rd  
See artists at work, pick up your fruit and veggies at the Farmers Market and listen to buskers. Join the party - Saturday morning.

Lifeline - Mountains to Murray



Support our local Lifeline Telephone Counselling service by

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- to local bins or shop at 429 Wilson Street, Albury
- pick up service for bulky items

Lifeline needs CLOTHING, BOOKS AND BRIC A BRAC  
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### ALBURY DISTRICT Shop and Dwelling

Well located in growing village approx. 20 minutes from Albury Wodonga. Presently operating as a General Store and Post Office. Set up for hairdresser and beauty salon as well. Includes superbly renovated brick home Circa 1928. Further details available from exclusive agents.

**\$495,000 WIWO**



### LAVINGTON Home Unit - Live In Or Invest

Private and secure top floor unit. Partially renovated interior with new stove and split system airconditioner. Comprises two bedrooms with built in robes and living area opening to a freshly tiled patio. Affordable alternative with no yard to maintain. Open for inspection to suit you.

**\$119,000**



### 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.

**\$249,000**



### LAVINGTON Quality Renovations

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

**\$259,900**



### 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.

**\$289,000**



### 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**

| LAND SALES           |  |
|----------------------|--|
| WEST ALBURY          | \$129,950 Home or two unit development site. Fenced on two sides. Area approx. 932m2.                              |
| EAST ALBURY          | \$99,500 Superb elevated 699 m2 (approx) block in established area.  |
| NORRIS PARK          | \$230,000 Spectacular views over city to snowfields. Build your dream home here on this 1686m2 (approx) block.     |
| WATTLE GLEN ESTATE   | \$174,950 Superb prestige home site in treed setting. Area 2460m2 (approx). Services available, boundaries fenced. |
| BANDIANA             | \$99,500 Bargain priced homesite. Area about 647m2. Partially fenced. Won't break the bank.                        |
| RUTHERGLEN           | \$82,000 Town block in amongst modern homes. Most services available - area approx. 799m2.                         |
| CAMBOURNE PARK       | \$199,000 Choice block in popular estate. Services available - 3500m2 approx.                                      |
| CENTRAL NORTH ALBURY | \$85,000 Small homesite approx. 427m2. Ready and waiting for you. Walking distance to many facilities.             |

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- Art, artifacts and collectors items
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Email: \_\_\_\_\_

Drawn 11.45 am on the last Sunday of each month.