

# COMMUNITY SPIRIT

The spirit of co-operation in the city of Albury is evident as the Albury Occasional Child Care and Early Learning Centre nears completion this month. Volunteer Project Manager Graham Allchurch said thanks to the efforts of the members of Rotary Club of Albury North, the students from Albury Campus of Riverina TAFE and other community support, the project has come in well under budget.

Originally expected to cost \$800,000, significant savings have been achieved through donations of materials, time and expertise.

Centre manager Janice McCracken has spent since 2001

working to find a suitable site. Her timeless enthusiasm will see the culmination of eight years work when the centre opens this month. She says thanks to all the donors and volunteers.

The new facility will relocate from Saint Matthews Parish centre after forty years to the new premises in Ebdon Street South Albury.

As a non profit organization run by a voluntary committee, capacity will expand to look after 29 children. This pay as you go occasional child care facility was forced to move due to redevelopment of the City Square.



• TAFE Students enjoying their training at the Albury Occasional Child Care and Early Learning Centre



# WIN \$150 CASH



Last Month's winner  
Suzanna Boon -  
West Albury

See last page  
for details



• Sing Australia Members - John Williams, Robyn Cooper, Joi Wilkinson (Leader/Conductor) and Diosa Hall

Every Monday evening a group of singers meet at the Seventh Day Adventist Church in David Street Albury. They rehearse to perform at community and charity events in the region as well as hospitals, nursing homes, churches and ceremonies such as "Carols By Candlelight". For five years Sing Australia representatives have sung at Gallipoli.

You can join this fun loving, non

threatening environment. There are no auditions and you don't have to be able to read music. It's therapeutic. Tenth year celebrations are planned for the 21st and 22nd November.

The network was established by Colin Slater OAM and now over 130 singing groups meet regularly throughout Australia. Anyone can join. Contact Joi Wilkinson 0418 112 784 for more details.

## FIRST HOME BUYERS CLOCK IS TICKING

The \$1.5 billion First Home Owners Boost was introduced last October as part of the Rudd Government's first Economic Security Strategy with the aim of strengthening housing construction and domestic economy in general.

Under the Boost, first home buyers purchasing established homes will have their First Home Owners Grant doubled from \$7,000 to \$14,000. Those purchasing a newly constructed home receive an additional \$14,000, taking their total grant to \$21,000.

Unless the cut-off date is extended, those amounts will revert to \$7,000 for existing dwellings or \$14,000 for newly constructed homes from 1 July 2009.

### WATCH THE CALENDAR

If you want to take advantage of the Boost and not run the risk of waiting to see if the Housing Minister changes her mind and extends the scheme, how much time do you have left to qualify?

- If buying an established home you must have "entered into a contract for the purchase of an established home between 14 October 2008 and 30 June 2009".
- Likewise, if you're purchasing a "newly-constructed home" you'll need to have signed the contract to purchase the house before or on 30 June 2009.
- If building a new home under a building

contract you have to enter into a contract for building the home by 30 June.

Construction must commence within 26 weeks of the contract and the contract has to specify a completion date within 18 months of commencement or construction must be completed within 18 months of commencement.

- If you're buying a new home "off the plan" the contract must be made by 30 June (inclusive) and must specify a completion date on or before 31 December 2010.



Michael Williams - Director  
Drummond Real Estate

### Quote

"Failure is the opportunity to begin again,  
more intelligently".  
Henry Ford

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### NORTH ALBURY

#### Budget & Potential - A Must See

This three bedroom home is within walking distance of Albury CBD and is a perfect starter. Offering large bedrooms, generous living spaces, a great sized back yard and not far from all services. The potential for renovations is great and could be an ideal First Home Buyers purchase or keen Investor. There's a lot to like about this one, so phone for an inspection time to suit you.

**\$159,900**



### 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.

**\$159,000**



### WODONGA

#### Sensational Views

Why not retreat for the evening to the large back balcony and watch the Albury Wodonga lights. This modern four bedroom plus study home boasts two large living areas, excellent kitchen and huge double garage. Also comes with delightful established gardens and very good access to the back yard with a slab down in preparation for a shed. Phone for an inspection time to suit you.

**\$314,900**



### NORTH ALBURY

#### Great Starter

Situated on a large corner block this solid three bedroom brick home features ducted cooling and gas heating as well as a good sized yard and double lock up garage. This would be a great starter for a First Home Buyer and a great investment property. Call for an inspection time to suit you.

**\$169,000**



### LAVINGTON

#### Investment with Potential

Spacious and very neat 3 x 2 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**



### WODONGA

#### Family Package

Here's a beautiful four bedroom, two bathroom home with great views close to all Wodonga's facilities. Includes two living areas, ducted heating and cooling, a great secure yard and double lock up garage. It's hard to find fault with this delightful home. Phone for inspection to make a time to suit you.

**\$299,000**



### WODONGA

#### Solid Home Unit Or Investment

Roomy 3 bedroom brick townhouse in excellent complex with a larger than normal private back yard. Includes generous living area, full kitchen, separate laundry and downstairs toilet and shower. Upstairs includes 3 bedrooms, a bathroom & toilet. Quite a package. Could suit First Home Buyer or investor. Call for an inspection time to suit you.

**\$199,500**



### 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.

**\$224,900**

## IT MAKES SENSE TO SELL AND BUY NOW

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**WE URGENTLY NEED HOMES TO SELL - CALL TODAY FOR AN OBLIGATION FREE ASSESSMENT**



### LAVINGTON

#### 3 Bedrooms on a Budget

This unit has a lot to offer - three bedrooms, large lounge, full bathroom, heating and cooling, private courtyard and single carport space. Close to Lavington's facilities and conveniently located approx 500m from Lavington Shopping Centre this is a smart unit at a great price. Open for inspection to suit you. Phone today.

**\$114,900**



### BETHANGA

#### Built with Pride

Builders own. Carefully built with meticulous detail. Well positioned in a delightful village environment only about 20 minutes drive from Albury-Wodonga. Comprises five bedrooms plus study, 4 bathrooms, billiard room and an 8 square garage. As you can imagine it is generously proportioned and well suited to practical family living. Inspection by appointment.

**\$495,000**



### NORRIS PARK

#### How Can You Go Wrong

Brick Veneer with three bedrooms plus study or media room, two bathrooms to include an ensuite, excellent kitchen and double lock up garage. Surrounded by top quality homes and located in a prestigious street in Norris Park, homes like this one in this price range don't come along every day. Open for inspection to suit you.

**\$275,000**



### THURGOONA

#### Golf Course Frontage

Delightful home, set on a superb 1405m2 (approx) allotment with north facing living areas - position and aspect are perfect. Comprises four generous bedrooms (three toilets and bathrooms) with spacious formal and informal living areas. Comfortably appointed throughout, it includes ducted gas heating and evaporative cooling. There's a lot to like about this one. Call today. Open for inspection to suit you.

**\$449,000**



### 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.

**\$369,500**



### ALBURY

#### Period Styled Red Brick

Genuine brick with modern extension and amenities added. Includes four bedrooms, ensuite, modern kitchen, formal and informal living areas, gas heating, outdoor area and huge double garage/workshop. There's room for a pool etc. as block is about 1079m2 and there's still room for kids to play and grow your own vegies. Site still has some development potential subject to approval. You be the judge. Call today for more details.

**\$425,000**



### TABLETOP

#### Lifestyle Living - Room To Move

Set on 1.76 Ha this generously proportioned residence comprises four bedrooms, a study and separate rumpus room. With formal and informal living areas and an aspect to trap winter sun (and restrict summer sun) there is a lot to like about this desirable home. A well developed outdoor area, double garage and double carport add to the comfort and convenience. Open for inspection to suit you.

**\$425,000**



### WODONGA

#### Perfect Starter

Comfortable, neat and perfectly clean three bedroom Brick Veneer home including gas heating, air conditioning and ducted cooling. Well positioned in inner West Wodonga within 1km (approx) from Target shopping complex, schools and other facilities. Value at this price. Open for inspection at a time to suit you. Call today.

**\$169,000**

"Peter was so professional and made our first experience of owning a house as easy as it could have been, given the exceptional circumstances. We would not have our own home if it wasn't for him."

Purchasers - Cobi Head & Deana Forte, Ph: 0428 244 176

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"We tried other agents without success and then found Drummond Real Estate sold our two blocks despite difficult conditions when other agents had failed."

Sellers - 2 blocks in North Albury

# WHAT AM I PAYING FOR?

Are you the one always making the calls to your agent? Are you the one always waiting to have the calls returned to you? Are you always the last person to know about the vacancy, the rent arrears, the damage or that major repair? And do you always have to ask, "When was the last time you did an inspection on my property"? If you answered YES to any of the above then start asking yourself this – What am I paying for?

Changing agents is EASY. It's not a big job at all. Unlike the process you have to go through to change banks. You know, we've all done it – complain about the poor service and high fees and charges, and yes, we're all going to make the change some day. But the amazing thing is, we never do. WHY? - because the very thought of that complicated, stressful and lengthy process of having to change all those account details and inform all the people who direct debit and credit into

and out of our account (we've forgotten all their names anyway) becomes all too hard. So we continue to put up with high fees, lots of charges and really bad service and pay for it in the process.

At Drummond Real Estate Rentals we make the transition very easy. One phone call, that's all it takes. It's that simple. Do it now. You'll wonder why you didn't do it sooner and what's more, your tenants will be delighted you changed too. We hear stories all the time from prospective tenants about how badly they have been treated by other agents. We understand their and your frustrations and concerns about poor service. Make the change today. Our team is looking forward to meeting you and working with you.



Myra Bloomfield – Director  
Drummond Real Estate  
Rentals

## COMMUNITY NOTICE BOARD

### Farm & Water Expo



30th April 2009 - \$10.00 Entry Fee. Rotary Club of Tallangatta Over 100 Exhibitors, Lucky Gate Prizes, Forum speakers – Prof T.J. Higgins from CSIRO (Genetic Engineering/Modification) & Prof Alan Curtis CSU. Presentation by Dairy Australia, New Women's Shed & more. Bigger and better than last year.

### 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 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

### Sing Australia Albury-Wodonga



The Choir rehearses every Monday night at the Seventh Day Adventist Church Hall, 805 David St. Albury, commencing at 7:30pm. For further enquiries contact Joi Wilkinson on 0418 112 784



### Rotary Community Market

Every Sunday 8.00am to 12 Noon  
Tax Office Car Park Townsend Street Albury



### THURGOONA Stunning Near New Package

Here is a near new home fully completed and ready to move into. Boasts four big bedrooms, two bathrooms (ensuite), two great living areas and double lock up garage situated on an elevated block with a great aspect. With a delightful decked Alfresco area overlooking a beautiful inground pool and fully landscaped garden, this home is waiting for you to settle in and enjoy entertaining your guests. Extras such as ducted heating and cooling are included.

\$435,000



### BARANDUDA Rural Living in Town

Check out this huge 5217m2 (approx) block with the lot. Great modern four bedroom home with two living areas, evaporative cooling, wood fired heating plus 18 x 9 metre shed, double garage, landscaped gardens around the home and large area for pets. Located in a prestigious area of Baranduda with a real country feel yet still close to all Baranduda and Wodonga facilities. Why not have it all. Phone for an inspection to suit you.

\$449,000



### WALLA WALLA Space & Quality

A large five bedroom home with a great country feel situated in the heart of Walla Walla. Everything about this home is huge. Huge living areas. Huge 20 x 20 metre shed and a huge 1000 plus m2 block with rear and side lane access to the yard. Delightful bay windows in the lounge/living area, a smart large kitchen and ensuite to the main bedroom. This has everything you could ask for. Open for inspection at a time to suit you.

\$269,900



### LAVINGTON Great Starter

How could you make a mistake with this three bedroom unit? Built of brick veneer with tiled roof, this unit boasts a larger than average private courtyard and features cathedral ceilings in the lounge and a single lock up garage. This is a rare find. Call today to make an inspection time to suit you.

\$185,000



### THURGOONA Huntingdale Estate - Family Living

This is a true family friendly home. Built to make the most of the aspect, the north facing living area and pergola area create a feeling of spaciousness and natural light. Comprises three bedrooms plus a study with, as you would expect, an ensuite and WIR to main bedroom, double lock up garage, ducted cooling etc. This is an easy home to fall in love with. Open for inspection to suit you. Call today.

\$385,000



### WODONGA Adjoining Parkland

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 and ducted cooling. There is also an extensive outdoor area, double carport and single lock up garage sized shed. Plenty to like about this one. Call today to make an inspection time to suit you.

\$194,950



### WYMAH Lifestyle Living At Its Best

Delightful rural environment where you can combine pleasure and a little business. This is a well developed lifestyle property with Murray River/Hume Weir frontage comprising a comfortable three or four bedroom home and permission for use as a caravan park. Comes with good shedding, tennis court, male & female amenities block. Set on 2.08 hectares, this is an opportunity to live, relax and enjoy at the same time as develop a long term business. Inspect by appointment.

\$395,000



### THURGOONA Room for the Growing Family

This ideal home is set to impress those needing five bedrooms with separate family/rumpus room. Features include main with ensuite, sunken lounge room with built in bar and shelving, a study and exceptionally generous dining room that opens out to private rear yard. Inspection by appointment.

\$279,950

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	Name: _____	How often do you attend The Rotary Markets?: _____
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	Phone: _____ Postcode: _____	What could we do to improve the markets?: _____
	Email: _____	

Drawn 11.45 am on the last Sunday of each month.