

# ABIGAIL IS BACK

Thanks to the help of many people, Abigail Tere-Apisah is back in Albury-Wodonga. As one of Oceana-Pacific's rising tennis stars, Abigail was in town last year as a Rotary Exchange Student sponsored by Albury North Rotary Club.

Born and raised in Papua-New Guinea, Abigail's parents are tennis coaches and her mother played on the world tennis circuit.

She was recognized as a player of the future at about 10 years of age. Prior to coming to Albury last year Abigail had been studying and training for 4 years at an International Tennis Federation

facility in Fiji. Red tape looked like curtailing her stay in Australia.

Fortunately with the help of Ian Crossley, Principal at Albury High School and the support of the Ellwood family at Splitters Creek where she resides, Abigail has obtained a 2 year Educational Scholarship to complete her HSC and continue to train.

While in Albury last year Abigail was under the guidance of Phil Shanahan at the Margaret Court Tennis Academy. Although only 16, she currently has an Under 18 WTA ranking of 178.

She is back to complete her studies and continue training.



• Abigail and host sister Laura Ellwood



# WIN \$150 CASH



Last Month's winner Fay Kammerer - West Albury See last page for details

## NO SALE - NO FEE When Selling Your Home

If your home is not selling there are usually only two reasons. The agent is incompetent or the price is too high. If you keep advertising your home, people will begin to wonder what is wrong with it. The only buyers you want are the ones who will pay you the best market value and these buyers must feel that your home is special, not a home that they perceive as being rejected by many other buyers. If the buyers think there is something wrong with your home, there is only one way to entice them - a lower price. You only need one buyer for your home and the right buyer will be the one who 'loves' your home and those buyers will pay the best prices. Buyers love a home that is special and unique.

In every area there are a limited number of genuine buyers at any given time. Too often sellers make the mistake of demanding advertising for their homes. Buyers who want to buy in your area always visit your area before they buy. The area attracts them more than the advertising. It is a waste of time, energy and your money to place advertisements in publications which reach thousands of people who will not buy in your area, and lots of times the home doesn't sell. What happens next is the Sellers take the property off the market because it didn't sell. They then receive an account requesting

payment for advertising. Advertising which was promised would attract a buyer. Instead thousands of people who didn't want to buy their home noticed it and commented to their friends and neighbours that "there must have been something wrong with that home". To avoid this happening employ an agent who will qualify the buyers and who will charge you no fee at all until the property is sold - "No Sale No Fee".



Michael Williams - Director Drummond Real Estate

## ART MOVES



• Members of the Artists Society Kathy Blakemore and Meg Brown

Albury-Wodonga Artists Society has moved to Gateway Island.

After some 10 years upstairs in the "Jenny Craig" building in the Target Carpark the local society of Artists have moved to 3 shops behind HotHouse Theatre.

You can join the Society, attend workshops and buy art created by local artists. Now open daily from 10.00am to 4.00pm including Saturdays & Sundays. Need more details? **Contact President Kathy Bruce - phone (02) 6025 5913.**

### Quote

"I'm a great believer in luck, and I find the harder I work the more I have of it".  
Thomas Jefferson

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**6041 5755** 24 HOURS

Available 7 Days • 588 Stanley Street, Albury  
www.drummondrealestate.com.au

### NO SALE - NO FEE NO ADVERTISING COSTS

### Available 7 Days





### 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.

**\$249,000**



### EAST ALBURY

#### Hard To Find Better Than This

Freshly renovated two bedroom unit with built in robes, new heater, stove and hot water system. Offers open plan living with all the big ticket items already taken care of. Within walking distance to Albury CBD, there's nothing more to do except call for an inspection time to suit you.

**\$148,500**



### TABLE TOP

#### 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.

**\$445,000**



### 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.

**\$465,000**



### RUTHERGLEN

#### Tradesman's Treasure

This solid brick three bedroom plus study/sunroom home features BIR's in all bedrooms, large living areas, a great rear verandah and a massive 9 x 12 metre shed. Situated on a 3000m2 (approx) block and within walking distance to town, this great property has loads of potential and is sure to please. You will certainly tick all the boxes here. Phone for an inspection time to suit you.

**\$247,500**



### WALLA WALLA

#### Spacious Living On a Budget

Close to all of Walla's facilities this brick veneer home offers plenty of space inside and out. Four bedrooms with a large living area, study and two showers and toilets. There's room for all the family. Set on a 1700m2 (approx) block with side and rear lane access this family home has heaps of potential at an affordable price. Inspect at a time to suit you.

**\$169,900**



### LAVINGTON

#### Great Family Home

This large four bedroom home plus study and two bathrooms won't last long. Includes a large kitchen, great outdoor pergola & entertaining area, double lock-up garage and ducted cooling throughout. Situated on approx 1100m2 block with rear yard access and located in a quiet court near parkland, this is a great family home.

**\$289,900**



### JINDERA

#### Spread Your Wings

This neat brick veneer home will suit the growing family. Boasts four bedrooms with built in robes plus ensuite to main and an open plan kitchen and dining. Plenty of storage inside and out. Garage with roller door plus second storage room and rear access to yard just adds to its appeal. This home has space and affordability and is worth your inspection. Phone for an inspection to suit you.

**\$249,000**

# HOME BUYERS

If you want to find the right home you really should talk to a

# HOME FINDER

Meet *Letitia Courtney*. Her job is to find homes for *Home Buyers*. Call *Letitia* now on 02 6041 5755



### ALBURY

#### Development Site

This massive four bedroom home is ready for a renovator or developer to take advantage of this most desirable location. The property includes huge rooms, two bathrooms, sleepout and is situated on a large 1507m2 (approx) block. With access from 2 streets there is plenty of potential for either the developer or renovator. Call for an inspection time to suit you.

**\$449,000**



### BARUNDUDA

#### 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**



### EAST ALBURY

#### Unstack The Kids!

Great family home! This four bedder has a separate living area, two bathrooms, study, a family room opening onto the deck overlooking the established veggie garden plus garage with internal access and all within walking distance to CBD. Call for an inspection time to suit you.

**\$323,900**



### LAVINGTON

#### 3 Bedrooms on a Budget

You may have a small wait while the tenant pays your mortgage, but this one is a ripper. This two storey, 3 bedroom unit boasts a large lounge, full bathroom and includes air conditioning on both upper and lower floors as well as gas heating, a private courtyard, 2 toilets and single car space. Phone to make an inspection time to suit you.

**\$123,500**



### LAVINGTON

#### Great Back Yard

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

#### 5 Bedrooms, Study, Pool & Rumpus

What more could you want? Maybe it's a separate rumpus room. Well this quality home has that too - as well as ducted heating & evaporative cooling, generous family room and adjoining study, formal lounge/dining and more. If you want a home with everything you have dreamt of - then maybe this is the one for you. Open for inspection to suit you. Call today.

**\$630,000**



### THURGOONA

#### Room For All - Within The Home And Bank!

Set in an area close to schools and public transport, this five bedroom home has lots to like. From main with ensuite, all bedrooms with built in robes, study, generous separate living areas and a fantastic dining area adjacent to the kitchen that backs onto private back yard. Simply too much to list, please call for further details and an inspection time to suit you.

**\$279,950**



### WODONGA

#### As Good as a House

Spacious three bedroom townhouse with good private front and rear yards. Two-storey very solid brick construction with two bathrooms, lock-up garage and huge first floor deck for entertaining. Well presented inside and out with comfort of gas heating and air conditioning. Quite a surprise packet. Open for inspection to suit you.

**\$219,000**

"As a family who has dealt with Drummond Real Estate in the past we have always found the team to be of only the highest standard. If you are looking for a Real Estate Agent you can trust, Drummond Real Estate is it."

**Terrey Sherwood**

**Drummond**  
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"I am so grateful to you for your perseverance regarding the sale of my property in Albury. I cannot begin to imagine how much effort and incredible amount of time you have given for my benefit. "You can't get anyone better than Peter Drummond."

**Fonda Reynolds**

# LANDLORD ROLE IS NOT AS EASY AS IT LOOKS

An investment property is something we can all understand, which probably explains why bricks and mortar is a perennial favourite among Australian investors.

But getting a decent return on an investment property isn't as simple as buying a property and hanging up the "For Lease" sign.

There's an old saying in property circles that landlords get the tenants they deserve, and the better you are as a landlord, the more likely you'll enjoy smooth sailing with your investment.

*A 'good' landlord ensures the property is well maintained and responds promptly to problems and requests when they arise.*

A decent landlord also charges a fair rent and if you have good long-term tenants it can make sense to accept slightly lower rent. It is far better to have a good tenant at a moderate rent than a problematic one at a higher rent.

If you want to optimize your long-term returns, it's worth being prepared to spend some money on your property to *make it as attractive as possible* to quality tenants.

Having investment property is a little like owning a dairy cow. You keep milking it – you must feed and look after it. Otherwise your cow will cease producing milk and income for you. It's that simple.

A simple question to ask yourself is this? Would you put your mother in your rental property? If you answer no, then why would you expect someone else to put their mother in it.

When it comes to ongoing management, landlords may be tempted to manage their own property. You may think this approach will mean big savings for you, but it's an option you need to consider carefully. Experience has taught us that very few landlords have the skill, time and personality to manage their own properties really well.

Landlords need to comply with strict regulations regarding issues like lodgement of bonds and the provision of up-to-date rent receipts. They also need to have a reasonably good understanding of not only their rights and obligations but also the tenants. It can take up a lot of time and effort if you take the do-it-yourself approach.

You will soon realise the worth of your agent when a tenancy goes bad or you have a vacancy. Spending time in selecting the right agent to look after your interests can save you thousands.



Myra Bloomfield – Director  
Drummond Real Estate  
Rentals

## COMMUNITY NOTICE BOARD

### Rotary Community Market



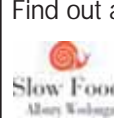
Every Sunday 8.00am to 12 Noon  
Tax Office Car Park Townsend Street  
Albury

### 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 Slow Food Convivium



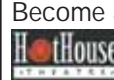
Find out about this exciting International movement focusing on local produce and producers – Contact Margie Benbow on mob.2003@optusnet.com.au

### 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

### HOMES/UNITS

#### BELLBRIDGE BETHANGA \$875,000 56.6Ha Farnlet

Outstanding, well developed property comprising a classic, smart three bedroom brick home. Includes a spectacular garden, tennis court, good shedding, stockyards, creek, dam and bore water. Generally arable farmland subdivided into about seven paddocks. This is a rare find and is only about 20 kms from Albury - Wodonga. Phone to make an inspection time to suit you.

#### LAVINGTON \$169,950 3 Bedroom Unit in Great Location

Close to shops and parks this unit is certainly ideal for the first home buyer or investor. Features three bedrooms, double lock up carport and large yard. Phone for an inspection to suit you.

#### THURGOONA \$385,000 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 and ducted cooling. This is an easy home to fall in love with. Open for inspection to suit you. Call today.

#### TALLANGATTA \$324,950 Top Quality Home In Top Town

Affordable near new family home with delightful rural backdrop, comprising three bedrooms plus a study, ensuite and WIR. Quality appointments throughout add to the comfort and convenience as does the double lockup garage and paved outdoor area in an established garden. Enjoy the quiet lifestyle and be part of this vibrant rural community with hotels, supermarket, pharmacy, primary and secondary schools and lots more. Call today for more details.

#### NORRIS PARK \$349,000 Large Quality Home

Delightful brick veneer home consisting of four large bedrooms plus study & featuring two large separate living areas. Includes ducted heating and cooling, double garage plus extra single garage, large outdoor

entertaining area and located in a popular part of Norris Park. Call today for more details.

#### WODONGA \$314,000 Complete Package

Here's a beautiful four bedroom, two bathroom home with great views close to all of 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.

#### NORTH ALBURY \$174,950 Won't Break The Bank

Buying an affordable family home in these times makes common sense. Here is your chance. Comprises four bedrooms with ensuite, comfort of gas heating and ducted cooling. Set on a good block with elevated and covered deck at rear and quietly tucked away, adjoining public open space. Includes lock up garage and additional car space and / or storage. Open for an inspection time to suit you.

#### LAVINGTON \$469,000 5 x 2 Bedroom Flats

Excellent investment opportunity with two street frontages. One extra large unit with extensive storage or rumpus room underneath (includes 2nd toilet and shower) and double carport. May be able to be subdivided (STCA). Currently returning about \$35,000 per annum fully let with plenty of potential to increase returns.

#### NORTH ALBURY \$209,000 Near New Townhouse

Exciting two bedroom unit in central North Albury. Smart, contemporary unit including all the expected extras of ducted heating, evaporative cooling, deluxe kitchen and appliances, private rear courtyard and lock-up garage. Inspection by appointment.

#### ALBURY \$475,000 Blend Of Old & New

Genuine period styled brick home 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.

### LAND SALES

Choice of over 400 blocks, ALBURY, WODONGA and DISTRICT.

- Wattle Glen
- Woodland Park
- Centaur Road
- Hamilton Heights
- Hume Gardens
- Baranduda

For the best range in the area call John Parkes today.

- |                                 |  |
|---------------------------------|--|
| <b>BARANDUDA</b> \$169,500      | One of a kind - approx 2000m2 block  |
| <b>WODONGA</b> \$174,950        | Premier estate & large allotment of 2460m2 approx  |
| <b>BELLBRIDGE</b> \$114,000     | Great home site or dual occupancy development (STCA).  |
| <b>RUTHERGLEN</b> \$79,900      | Court position & wine region block of approx 1002m2  |
| <b>THURGOONA</b> \$104,500      | Large block Approx 1000m2 in established area.   |
| <b>HOLBROOK</b> From \$84,900   | Three great sized blocks from 1587m2 to 1788m2 approx  |
| <b>HOWLONG</b> \$77,000each     | Two well sized, flat blocks for FHB or investors.  |
| <b>LAVINGTON</b> from \$83,000  | Choice of a variety of well sized blocks to suit all.  |
| <b>LAVINGTON</b> from \$169,000 | One acre blocks with only four remaining   |
| <b>WODONGA</b> \$499,000        | Industrial development site of 4800m2 approx. 3 road frontage – subdivisional potential (STCA) |
| <b>HOWLONG</b> \$77,000 each    | Well sized flat blocks from 900m2 – 1100m2 (approx)  |
| <b>BELLBRIDGE</b> \$109,950     | 532m2 (approx) block offers stunning views of Lake Hume  |

## REAL ESTATE SALES CAREER

Bored with your current job? Are you looking for a challenge and perhaps a bit of excitement?

Maybe you should consider a career in real estate.

We are searching for energetic and enthusiastic sales oriented people who have a track record displaying goal setting, discipline and a willingness to learn and grow. A great attitude and a plan to succeed is imperative.

This is not just a job but a career with an excellent salary plus bonuses.

For more information please ring Michael Williams on 60415755 Wednesday between 12.00 noon and 2.00pm.

**DRUMMOND REAL ESTATE**  
588 Stanley Street Albury

## REAL ESTATE CAREER INFORMATION NIGHT

Are you just starting out or are you looking for a career change?

There are many roles in real estate – and you need to start somewhere SO if you have enthusiasm, energy, a determination to succeed intelligence, good personal presentation and time management skills – this could be the career for you.

We are holding a Real Estate Career Information Night on

**Monday 23rd March**  
commencing at 6.00pm at  
588 Stanley Street Albury

Please phone 60 415755 if you wish to attend.

**DRUMMOND REAL ESTATE**  
588 Stanley Street Albury

**WANTED  
HOMES TO SELL  
WE HAVE HUNDREDS OF BUYERS WAITING.  
CONSIDERING SELLING?  
CALL NOW  
NO SALE - NO FEE  
NO ADVERTISING COSTS**



**WANTED  
HOMES/UNITS TO RENT  
WE HAVE CONSTANT ENQUIRY FROM  
QUALIFIED TENANTS.  
NEED YOUR PROPERTY LET  
AND MANAGED?  
CALL NOW**

6041 5755

# LETTUCE PLAY!

## RETIREMENT LIVING WITH A DIFFERENCE



Where there is room for your own garden. There is no need to give up the things you enjoy in a Retirement Village environment. With enough room to play in the backyard, play with your grandchildren or play with your friends and even grow your own lettuces all in a secure private yard.

STAGE 1 - NOW SELLING  
482 WAGGA ROAD, LAVINGTON

1 BEDROOM UNITS FROM \$197,625  
2 BEDROOM UNITS FROM \$218,850

Stylish low maintenance homes with secure internal access from a lock up garage.

For more details of this exciting new Retirement Village contact  
**02 6040 8877**



AlpineView Estate

Natural space within your reach

Wodonga — Bandiana

STAGE 1B

NOW

SELLING

ONLY 14 LOTS  
REMAINING



FROM \$99,950 – \$124,950

Alpine View Estate offers you the opportunity to buy land to build your dream home. There are elevated allotments with views across a rural landscape where on a clear day you can see the Victorian Alps. New lots for sale are conveniently located close to everything you need for a modern family lifestyle.

- Elevated location with great views of the surrounding parklands and district
- Five mins from BOTH Albury and Wodonga
- Large lots ranging from 502m2 to 996m2
- All lots cleared with access to water, electricity, phone and gas services
- Extensive landscaping throughout the estate

**Further Details  
Sale Office**

Phone:  
0425 272 739

# BE A WINNER


Attend the Rotary Community Market  
Tax Office Carpark, Albury

and be in the monthly draw for

# \$150 CASH

Sponsored by Drummond Real Estate

Complete the coupon below and drop it into the box as you enter next Sunday. You have to be in it to win it.

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

Drawn 11.45 am on 22/3/09