



# NO FAIL SAIL SAILING FOR EVERYONE

**S**ailability is a “not for profit” volunteer based organisation, which through the activity of sailing, enriches the lives of people with any type of disability including the elderly and the financially and socially disadvantaged. Originating in the UK, and introduced in Australia in 1991, Sailability is considered to be the most active sailing organisation for people with disabilities in the world.

Once a month on a Saturday over summer, Sailability Albury-Wodonga will conduct “Sailing For Everyone” days at the Albury-Wodonga Yacht Club kicking off the event for 2010 on Saturday 16th January at 9am. They are seeking participants and volunteers. “The purpose of these days is to introduce people of all ages and abilities to the sport of sailing in a fun and friendly way” said Sailability coordinator Donald Thomson.

The events are held in conjunction

with CARN – Access For All Abilities, who help with registrations and support throughout the sessions.

The public is invited to attend, but there is a small cost of \$5 to cover insurance so registration is essential.



• Sailability participants enjoying sailing on the Hume Weir at Albury-Wodonga Yacht Club.

This can be done by contacting either Rob Newman or Donald Thomson on Ph: 03 5723 1371 – 0413 486 996

Email:

rob.newman@thecentre.vic.edu.au or donald@graphipress.com.au



## WELCOME TO MIDNIGHT BASKETBALL AUSTRALIA

The Rotary Clubs of Albury Hume, Albury, Albury West, Albury North and Lavington, have combined with the Albury PCYC to bring Midnight Basketball to our region. The first Midnight Basketball program was launched in Redfern Sydney in 2006 and was such a success the program spread nationally.

The 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 7.30pm till midnight, providing a safe and motivating environment.

Each tournament runs for 8 weeks and we have committed to run 2 per year for 2 years. The success of the program is very much dependant on community involvement. It costs approximately \$25,000 to finance each tournament and requires 20 volunteers per night.

In order to stay focused and energetic for the night ahead, players and are fed a nutritious meal on arrival. Then in keeping with the motto “No Workshop, No Jump Shot”, players must attend the workshop in order to participate in the basketball competition. Building on essential life skills, these compulsory life-skills workshops deal with real and relevant issues. With the workshop

complete - the basketball competition begins with players participating in at least 3 matches of basketball per night. Basketball is a crucial element to the success of the program due to its unique qualities as a team sport. Finally at the end of the night, a bus takes the players safely home to their front door, happy and exhausted.

Some of the key objectives are engagement of youth with the wider community, involving community members directly with youth in their community; developing leadership, team building and interpersonal skills; accepting rules and their role in life skills development; and the benefits of activity, wellbeing and responsibility.

We are very grateful to the support received from Commercial Club Albury Ltd, Kalliana, Albury City, and Commonwealth Bank.

However to ensure the success of the program we need more sponsors and volunteers. Sponsorship can be as small or as large as you like, and volunteers can commit to one night or more. If you are interested in supporting this program please contact Rod Bramich on 0419 617906.



## “ YOU RARELY NEED TO SPEND THOUSANDS OF DOLLARS TO MAKE YOUR HOME ATTRACTIVE ”

Buyers are attracted by the appearance of your home and, when they inspect it, they are influenced by the atmosphere. The right appearance outside, followed by the right mood inside, gives you the best chance to get the highest price. All you have to do is pay attention to some obvious points, all of which can make a big difference to your price.

Falling in love: Buying a home is emotional. The feeling of a home is more important than the price. If your agent has ‘qualified’ the buyers, they will not be ‘lookers’, they will be genuine people who can afford your asking price. Their feelings will be the main reason they accept or reject your home. The word ‘LOVE’ is common with home-buying. Buyers say, “We loved that home and that’s why we bought it”. So make sure you present your home at its finest. Remove or fix anything which might ‘turn-off’ the buyers.

First impressions: We are attracted to homes the same way we are attracted to people. The first thing we notice is the outside. If it is clean, neat and friendly, we feel good and want to know more. If it is scruffy or dirty, our minds seem to shut down, we are ‘turned off’ and we lose interest, not caring if we ever see that home again.

Buyers often say they “just want to look from the outside”. They want to see if they are ‘attracted’ by the appearance. Some homes may not look very attractive from outside, but

inside they have a real atmosphere to them (the same applies to people). If the home is ‘Open for Inspection’ and the buyers don’t like the appearance, they’ll drive off without coming inside, never to return. This is how ‘Open Inspections’ lose buyers as the agent is often inside the home and the buyer is making a judgement from the exterior never getting the chance to experience the atmosphere of the home. Make sure you choose an agent that will encourage the qualified buyer to look at the entire package before making a decision.

To make your home look its best, ‘attention to detail’ is crucial. When you live in a home, you overlook its little faults. It is now time to have a fresh look. Stand in the street and look at your home as if you were seeing it for the first time. Try hard to pick faults. It is better that you find the faults, while there is time to fix them,

than the buyers find the faults. Try to judge your home by the standards of the buyers – see it through their eyes. The challenge is to ‘make your home as attractive as possible without spending too much’.



Michael Williams – Director Drummond Real Estate



## WIN \$150 CASH



Last Month's winner  
Kerry Robb – North Albury

### Quote

“A lack of planning, both at work and in our lives, is the most common reason we fall short of our dreams and goals.”

Anonymous

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**THURGOONA**  
**Luxury Abounds**

Very spacious 5 bedrooms or 4 plus study 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 in-ground, tiled & heated pool. A fully self contained 2 bedroom unit could be potential for further income or use for home office/granny flat. Added bonus of triple garage & landscaped grounds designed for easy care makes this a wonderful family home. Phone now.

**\$640,000**



**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 1079m<sup>2</sup> (approx) block. There's still room for the kids to play, install a pool and grow vegies. The site still has some development potential, (STCA). Call today

**\$445,000**



**WODONGA**  
**Brand New Townhouses**

Three luxurious NEW three bedroom townhouses. The choice 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**



**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 and will not be around for long. Phone now to make a time to inspect to suit you.

**\$310,000**



**NORTH ALBURY**  
**Federation Styled 3 Bedroom Red Brick**

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

**\$349,900**



**BELLBRIDGE**  
**Uninterrupted Views Over Hume Weir**

Spectacular residential development site (STCA) overlooking Lake Hume and incorporating a home that would be suitable for the renovator or developer. The substantial three bedroom, brick veneer home boasts a huge garage/workshop and store underneath. Ideally

**\$645,000**



placed with township services such as water, sewer and electricity available (subject to approval) and within easy commuting distance of both Albury and Wodonga, this property provides a unique opportunity. Phone for more information and to arrange inspection to suit you.



**EAST ALBURY**  
**The Perfect Lifestyle Home**

Comprising four good sized bedrooms, formal and informal living areas plus an extensive north facing outdoor area that will provide endless hours of enjoyment. Opening to an exceptionally private garden there are many likeable features in this glorious home. Well appointed interior includes the comfort of floor coil heating, split system air conditioning ensuite etc. Be impressed. Open for inspection to suit you. Call today.

**\$425,000**

## PROPERTIES WANTED FOR QUALIFIED BUYERS

Mr & Mrs W are looking for an investment property in the East Albury area with a low maintenance environment. They are happy to spend \$250,000 to \$300,000.

Mr C is a First Home Buyer and would like to enter the property market, but has a fairly tight budget of only \$165,000. He happy for either a unit or house but particularly wants the property to be in a good area.

He is ready to buy now and would particularly like to buy in Norris Park, East Albury or Thurgoona. He is after three bedrooms, two bathrooms around \$270,000 to \$300,000 but wants a low maintenance property.

Mr & Mrs H would like to find a smart home on a large block preferably in the Thurgoona Park region. They are looking for a large home of at least four bedrooms, two bathrooms and would like a pool if

possible. They are ready to buy now and are prepared to pay what it takes if the right house comes along.

Mr H is after a modern home where all the work in setting up a comfortable home has been done. He requires three to four bedrooms, two bathrooms, a large yard and a double lock up garage. Will consider any location and has \$270,000 to \$310,000 to spend.



**EAST ALBURY**  
**Superb Location On A Budget Price**

This family home of 5 bedrooms and a study 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. Hard to beat this one. Great entry level to old East Albury. Phone for an inspection time to suit you.

**\$280,000**



**WODONGA**  
**Move In, Relax. Dreams Come True**

Perfectly complete four bedroom (or 3 plus study) display Home with everything done - landscaping, watering system, alfresco dining area, built in BBQ, drapes, light fittings - the lot. Watch TV in the media room, cook on the outdoor BBQ, sip cocktails on the deck and let the established garden water itself automatically. Includes north facing open planned living areas Lease back for a period to be negotiated. Further details from selling agent.

**\$455,000**



**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 of 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 (608m<sup>2</sup> approx) - Open for inspection to suit you. Call today.

**\$314,900**



**THURGOONA**  
**Hard To Compare Value Here**

Step beyond the ordinary into one of the smartest 5 bedroom homes you will ever see. Superbly appointed and very spacious interior includes gourmet kitchen and quality fittings throughout, new carpets, extensive tiling and the comfort of gas heating and cooling plus lots more. A good practical floor plan with 4 separate living areas provides flexibility to be either formal or informal - a north-east opening living room opens to a great outdoor area. This is the showplace in the street. Open for inspection to suit you - call today.

**\$449,000**



**NORRIS PARK**  
**If Ever The Time Was Right**

This three bedroom brick veneer home has everything you need and more - quiet location, large rooms, beautiful bathroom, great kitchen. The owner presents the home beautifully. Boasts an outdoor living area that is an entertainer's delight, single lockup garage with remote access and double length carport. Set amongst quality homes and priced well, this home is sure to impress phone now to make an inspection time to suit you before you miss out.

**\$274,950**



**LAVINGTON**  
**Plenty Of Space And Priced Right**

This clad home with side street access consists of three bedrooms plus study, polished floors, gas heating, evaporative cooling and a single lock up garage. Set on a block approx 720 m<sup>2</sup> and located in a popular part of Lavington it's hard to beat for its size and price. Open for inspection to suit you - ring today.

**\$179,900**



**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 690m<sup>2</sup> (approx) block, an added bonus with this property is it's 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**



**ALBURY**  
**Top Class Address With City Views**

This excellent home located in popular Forrest Hill area, includes four bedrooms, with ensuite to master and generous family room. The spectacular city views and eastern aspect are an added bonus as well as being well appointed with ducted cooling and gas heating. The interior was remodelled some 10-12 years ago so this is the chance to secure a very comfy family home in a great location at an affordable price. Not to be missed. Open for inspection at a time to suit you.

**\$385,000**

### SUBSCRIBE

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### SO YOU WANT TO BE A PROPERTY INVESTOR!!!

Really!!! Well how about you ask yourself some serious questions before you jump onto the property investment merry-go-round. Here's a couple for you:-

- Am I mentally geared to be an investor? Trust us - many are not.
- Do I have the skill to manage my own property? Some investors think they will save by not engaging a professional. Ask a few investors who have done the job themselves and see if they saved anything. They will quickly tell you what it cost them and how much they lost.
- Can I pay the monthly mortgage repayment if the property is vacant for several weeks? Not days, but weeks. This happens.
- Do I have savings put aside to attend to maintenance and repairs? You know a new hot water system can seriously blow the budget so can the replacement of a dishwasher or air conditioner. What about treating a white ant problem?
- How will I deal with problematic tenants? Yes, now and then, they do come with rental properties.
- How will I handle and react to rent arrears and malicious damage?
- Am I going to lie in bed and worry about my property? Engage a property manager - you are then paying him/her to lie in bed and worry about your property. No good two of you worrying.

There are distinct differences between property investors and people who rent out property - (landlords)

**Investors** - think differently. They engage and let professionals get on with the job of managing their property. They rarely interfere, rarely complain, and understand when things go wrong. They tend to be very alert and always keep a watchful eye on the overall

performance of their property.

Investors factor into their figures - vacancy periods, maintenance and repairs, rates, insurance, management fees and other emergency bills that may crop up. They allocate funds to refurbish and continually strive to maintain their properties in excellent order to ensure that they continue to perform to their full potential. They listen to their tenants and keep them happy and what's more, investors usually have a great working relationship with their property manager.

**Landlords**, however, complain about the most trivial things. The tenants haven't put their bins out. Why is their rent five days late? Shouldn't they be two weeks in advance? They haven't watered the garden in a couple of days and what about the lawns - they look like they could do with a mow and who and what are those people we saw leaving the property yesterday? I saw a dog there - is it the tenants. And on it goes and if you mention to them that their tenants have asked for a security door or a new blind, you would swear that we were asking them to knock down the property and build a new one. It sounds funny but this is serious stuff.

We're positive some landlords set out to make our life miserable. They tend to have a very poor relationship with their property manager and unfortunately in many cases it's the property manager's fault for letting it happen. They allow the landlord to become the agent.

Our advice - don't become a landlord - become an investor. Everyone wins.



Myra Bloomfield - Director  
Drummond Real Estate  
Rentals

### COMMUNITY NOTICE BOARD



Mirambeena Orientation day  
Mirambeena Activities Club Inc. will be holding an orientation day on January 25th at their centre, 19 Martha Mews, (off Moore Street) Lavington from 10am to 12 noon. Come and meet the tutors. Classes will resume on Monday 1st February. Programs are available. Please phone Val on 02 6025 4328



"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 Saturday 16th January, 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



Rotary Community Market  
Every Sunday 8:00 am to 12 noon  
Tax Office Car Park Townsend Street Albury

**BOOK YOUR SPACE NOW**

If you would like to advertise in our Community News

Please contact

Peter Drummond on 02 6041 5755.



#### NORTH ALBURY A Good Place To Start

Here's a great way to get into the property market. This is a neat 3 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**



#### 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 the comfort of airconditioner, a single carport and garden shed. Set on a flat block of approx 702m<sup>2</sup> this home is walking distance to supermarket and other shops. Will not break the bank at this price. Open for inspection to suit you.

**\$159,500**



#### THURGOONA A Class Act

Smart near new home comprising three bedrooms plus a study (or fourth bedroom), quietly tucked away in a new estate. Completely established to the last detail 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**



#### TABLETOP Steeped In History

Former local church that has been moved and restored many years ago as a smart 3 bedroom brick home. Includes pine lined cathedral ceilings. Comfort is enhanced by gas ducted heating and cosy wood heater. A fantastic fly-wired outdoor area adds to the dimensions and living space. A triple lock up garage/workshop add value and appeal. There's more to this than meets the eye. Open for an inspection at a time to suit you.

**\$305,000**



#### 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 841m<sup>2</sup> (approx) block this house has period features and great street appeal. Phone for an inspection time to suit you.

**\$234,900**

#### UNITS From \$99,900

A selection of available Units

David Str eet, Albury	\$167,950
Currently leased at \$125 pw (Rental potential approximately \$160 pw)	
Ainslie Avenue, Lavington	\$107,000
Currently leased at \$140 pw	
Alexander Street East Albury	\$154,900
Owner Occupied. Rental potential approximately \$175 pw	
Prune Street, Lavington	\$99,900
Currently leased at \$125 pw	
Prune Street, Lavington	\$100,000
Currently leased at \$130 pw	
Prune Street, Lavington	\$100,000
Currently leased at \$120 pw	
McDonald Road, Lavington	\$109,000
Currently Vacant. Rental potential up to approximately \$130 pw	

#### LAND From \$110,000

A selection of available land

Roper Street, Albury	\$299,000
Vacant allotment with sensational views over Albury - approximately 708m <sup>2</sup>	
Lees Crescent, Bellbridge	\$110,000
Vacant allotment with great Views over Hume Weir - approximately 533m <sup>2</sup>	
Moet Place, Lavington	\$230,000
Stunning views amongst prestigious homes - approximately 1686m <sup>2</sup>	
Barwonga Drive, Splitters Creek	\$225,000
Lifestyle block with power and water available - approximately 2 Ha	
Birubi Road, Springdale Heights	\$190,000
Spectacular views about 1 km from shops, schools etc - approximately 10.12Ha	
Wattle Glen Estate, Wodonga	\$174,950
New leafy estate with fences and services available - approximately 2460m <sup>2</sup>	
Clarendon Street, Wodonga	\$199,000
Prestigious Cambourne Estate with all services available - approximately 3500m <sup>2</sup>	



#### LAVINGTON Town House With A Difference

This smart townhouse has all you need and is situated in a great secure location. Consists of 3 bedrooms plus study, spacious 2 way bathroom with spa bath, large modern quality kitchen with dining area and ducted cooling. Also includes extra large double garage and good sized secure yard with access available for caravan or trailer. Boasts a full length front verandah with awnings. One of five on the block. Open for inspection to suit you.

**\$239,900**

**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**

## Testimonial

If you are an investor with a property in the Albury region, then we would strongly recommend you consider Myra and her team from Drummond Real Estate to manage your investment. Living interstate, we searched for a long time to find someone who we could trust to help protect and grow our investments. Myra is an investor's delight, taking care of all our tenant and property needs while keeping us regularly informed of market trends to ensure we make well-informed decisions.

Myra has a great customer service ethos and this is great not only for us landlords but also our tenants. We have never had a unit vacant for more than a week and our tenants love her - she is the best!!

If you want a Property Manager that understands the market and the needs of both the tenant and landlord, you cannot go past Myra at Drummond Real Estate. We wouldn't entrust our properties to anyone else, she is a godsend for us.

Regards, Lee Williamson (0407 588 134) and Nathan Saritschniy Melbourne, Victoria

Drummond Real Estate

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15% off RRP of in store purchases  
*Not to be used in conjunction with any other offer*  
Valid until 30/1/10

**Don't have time to look after your pool?  
Call the team at Poolside and we can take care of it for you or call into our store to view our specialised product range.**

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Email: [michelle@bluewavepools.net](mailto:michelle@bluewavepools.net)  
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# ROTARY COMMUNITY MARKET

**EVERY SUNDAY  
8:00 am - NOON**

Tax Office Car Park  
Townsend Street, Albury

## OVER 200 STALLS

- Fresh fruit, vegetables and eggs
- Food stalls, coffee vendors
- Cakes, flowers, honey and breads
- Clothes, footwear and haberdashery
- Books, CDs, DVDs
- Art, artifacts and collectors items
- Garden plants and ornaments and lots, lots more

**BE A WINNER  
ATTEND THE MARKET  
AND ENTER THE  
MONTHLY DRAW**

Complete the coupon and place it in the box at the market gates

**WIN  
\$150  
CASH**  
Sponsored by Drummond Real Estate

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 the last Sunday of each month.