

October 2015

Welcome to Spring & the October edition of our newsletter.

The market is very busy in Albury/Wodonga and we are excited at the activity that is being created in both our sales and property management teams.

Not only are properties selling quickly and rentals being snapped up by great, quality tenants but we are also now looking for more staff to help us cope for the demand.

The positions available are property management based and the full details can be found further in the newsletter.

We also have experienced growth in our staff on the sales side with a new team member, Matt McCormack, joining the team & the return of a past familiar face, Kelly Corcoran.



Other articles in this months newsletter include recipes great for the warmer days, dates for your calendar and some renovation tips for your home office/study space.



SOLD! SOLD! SOLD!

Congratulations to another wonderful family who will be moving into their first home soon.

Well done to Dean & Manny on another successful sale.

Talk to the team today, we'd love to help you into your new home too!

Renovating Your Home Office On a Budget

The home office is no longer a luxury. You can find space for a study even in the tiniest of homes. Having a dedicated space for taking time out to shop online, pay the bills, work from home or even get on Facebook can be achieved on any budget. You don't need an entire room dedicated to a study, you only need to get onto Pinterest to see the clever ways people are creating a home office in less than a metre of space.



No matter what you're working with interior stylist Emma Blomfield explains how you can renovate your home office on any budget.

The key to any office space is storage. Installing adequate storage space in the form of bookcases or floating shelves allows you to find a home for all your paper and showcase decorative pieces.

Inspirational boards can keep you going for the long hours of work ahead. Using a peg or cork board is a great way to showcase all the art and ideas that have inspired you, but also as its own design feature in the room.

Source—www.domain.com.au/advice/renovating-your-home-office-on-a-budget-20150921-gjq1x4

Sweet Potato Salad

Ingredients—

- 1.5kg (about 2 large) sweet potatoes, peeled, cut into large pieces
- 3 rindless bacon rashers, coarsely chopped
- 80ml (1/3 cup) buttermilk
- 1 tablespoon mayonnaise
- 1 teaspoon Dijon mustard
- 1/2 small garlic clove, crushed
- 1/3 cup fresh continental parsley leaves
- 2 shallots, trimmed, thinly sliced



Method

1. Cook sweet potato in a large saucepan of salted boiling water for 12 minutes or until just tender. Drain. Place on a tray in a single layer to cool. When cool enough to handle, cut into 2cm pieces. Place in a large serving bowl and set aside
2. Meanwhile, sauté bacon in a non-stick frying pan over medium heat, stirring, for 5 minutes or until golden. Transfer to a plate lined with paper towel to remove excess oil and set aside.
3. Whisk buttermilk, mayonnaise, mustard and garlic in a jug. Pour over sweet potato. Add three-quarters of the parsley, bacon and shallot. Toss to combine. Sprinkle remaining bacon, shallot and parsley over salad to serve.

Positions Vacant

Due to the growth of both our Albury/Wodonga offices we have two new positions that have been created for the right, motivated individuals!

If you think you suit and are looking to further your career in an exciting, progressive agency we would love to hear from you!

We're Looking for Our
Next Best Fit



Residential Property Manager & Residential Property Manager/Finance Officer

Due to excessive growth, we have two exciting career opportunities for the right, motivated individuals to join our award winning teams in Albury & Wodonga as a Residential Property Manager (Wodonga) & Residential Property Manager/Finance Officer (Albury). Both these roles includes managing a rent roll, landlord and tenant liaising, periodic inspections, condition reports, managing property maintenance and associated administration with trust accounting including end of month payments and associated administration required in our Albury office.

Previous experience as a property manager and in trust accounting would be looked on favourably. You must have -

- Enthusiasm and excellent time management skills
- High level of communication skills
- Be able to work as part of team and unsupervised
- Systems and computer experience
- Attention to detail
- Professionalism and drive to create business relationships

Hours will be Monday to Friday, 9.00 – 5.30pm and Saturdays as rostered. You must hold a current Real Estate Certificate in either VIC or NSW & a current drivers licence.

Please send all resumes to Narelle Hamilton – narelle.hamilton@eldersrealestate.com.au. All candidates can be assured of complete confidentiality.

The team at Elders is growing!

We are pleased to welcome our newest staff members—

Matthew McCormack—0400 468 587



Matt is a Myrtleford local and joins the team at Elders as a sales executive bringing with him a taste of the Melbourne real estate market. Matt has previously worked in the high end Inner Eastern suburbs of Melbourne including Toorak and Richmond. Welcome to the team, Matt!

Kelly Corcoran

We are also very pleased to welcome back to the team, Kelly Corcoran.

Many of you will remember Kelly from her previous position with Elders but by her maiden name, Kelly Ragen.

Kelly is taking on the challenging new role of sales administration/personal assistant to both Dean and Jamie.

We wish you all the best with your new role, Kelly!



Congratulations to our Property Management Assistant/Finance Officer, Bec Kinross and her family on the arrival of their beautiful girl, Harriet.

Already almost 3 months old, she is growing fast and is a gorgeous, happy bub doted on by her big brothers.

Enjoy your maternity leave with the family, Bec, we do look forward to having you back before we know it!



11 Lavender Street, Wodonga—Auction

Saturday 10th October 11:30am

Refreshingly Good Value!

Representing a lot of house at this price is this newly refurbished home in a lovely area on the fringe of central Wodonga. With new paint, carpets, vertical blinds and curtains throughout this spacious home, it features 4 generous bedrooms with the main having a walk-in robe and ensuite, large L-shaped lounge and dining area, meals area adjoining the well-equipped kitchen, updated bathrooms, plus a large rumpus room. A new split air conditioning system and a terrific gas log fire ensure year-round comfort, and there's room for the kids on the 600m2 block as well. Proximity to sporting grounds, shopping, schools and transport complete a value-packed offering, so call now for your inspection.



Internet ID— 7641082

Melbourne Road Storage Sheds 163 Melbourne Road, Wodonga

If you are looking for storage on the Victorian side of the border come and have a look at our complex located in Melbourne Road, Wodonga.

Various sizes are available at competitive prices—

3m x 3m—\$80 per month

3m x 4m—\$100 per month

3m x 6m—\$160 per month



Drop in and speak to one of our friendly staff today to secure yours!

Elders Real Estate Albury/Wodonga—532 David Street, Albury & 140-142 High Street, Wodonga

www.elderswodonga.com.au

Dates for your calendar

The warmer weather is here, time to get out and about in this wonderful region!

So many places and things to do at our doorstep, here are a few ideas to get you exploring the region!

Come to Mama— this Friday, 2nd October sees the grand opening of the new Murray Art Museum, Albury



This is set to be a weekend of fun activities for the family starting on Friday night with live bands, slide show & food vendors with the Flying Fruit Fly Circus also performing in QEII Square with families encouraged to bring along a picnic lunch.

Please visit www.mamaalbury.com.au for all the information.

Fridays on My Mind— October 2, November 6, December 4, February 5 & March 4. Relax and unwind on a Friday from 5.30pm till 8.30pm at The Cube Wodonga. Be entertained with live music, performances, talks & art while enjoying gourmet food & wine.

October 8th—QEII Twilight Markets— Whether it's to shop, catch up with friends, relax on the lawn or listen to live music; it's the place to enjoy a beautiful evening outdoors in Albury. 5pm—8pm QEII Square, Dean Street.

October 17th—Albury Central Applause Festival— The Applause Festival is an annual event looked forward to by many every year! Watch on as Dean Street is shut down for the day and buskers come from near and far to entertain the crowds. There are also many locals who also perform so come along and support all of the entertainers.



October 24th—Garage Sale Trail— Looking to declutter the home or pick up a bargain? Join the Award Winning Community & Sustainability Event, Garage Sale Trail supported by over 150 Councils and expecting more that 10,000 garage sales across the Country.

Please visit www.garagesaletrail.com.au for all the information.