

NOVEMBER 2022

SOUTHERN LIVING & *Real Estate*

IT MAY BE A FEW WEEKS AWAY, BUT KIM MCCOSKER BELIEVES NOW IS THE TIME TO START PLANNING FOR CHRISTMAS - AND THE REGION'S OTHER CHRISTMAS QUEENS INCLUDING 'THE LIGHT LADY' SHARON EMPEN AGREE.

PAGES 4, 5 & 8

Queens of Christmas

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Christmas is coming.



Etsy superstars: From left Cassia Einam with Tilly and Wilbur owner Sarah Lupton.

T-shirt company takes on the world

BY TANIA PHILLIPS

From producing radio programs in Brisbane to producing t-shirts in Stanthorpe, Sarah Lupton's tree change has taken an unexpected and very successful turn.

The former radio producer now runs t-shirt company Tilly and Wilbur, one of the most successful Etsy stores in the world, all from Stanthorpe.

"We design and print t-shirts, basically," she explained.

"I moved to Stanthorpe from Brisbane where I had a radio productive career, I moved to Stanthorpe, had my baby and then looked for a job."

A good friend had a little Etsy Store creating t-shirts and was looking to sell it.

"So I thought why not, I'll buy it," Sarah said.

"She was selling...I don't know the numbers, it was pretty small it was pocket

money and we've just grown from there. It became my full-time job and I have put my heart and soul into it and it's where we are now."

And where they are now is pretty impressive for an online site on the world-wide creative selling site Etsy, the company is considered Australia's Number One Etsy Seller for Expressive Wear and Personalised Clothing and has impressive numbers world-wide too.

"We're in the top 300 stores for Etsy and that's globally," she said.

"There are four million sellers – and we're in little Stanthorpe. It's just testament to online and how amazing online is. If you've got the passion for something, it doesn't matter where in the world you are."

And while it didn't happen overnight, the success of the business has come relatively quickly in recent times.

"I bought the business in 2015 or 2016 and we've just hit that number in the past year," Sarah said.

"I think at the time when we started we had a bit of a niche in Australia, there weren't that many people doing it. But now there's hundreds and hundreds of sellers, the content is huge on Etsy. So I think in that time that we had that little corner of the market, we developed our brand, we became known for quality and service and we've just maintained that the whole time."

Their range of t-shirts is quite immense now with seven thousand designs – everything from t-shirts to announce pregnancies, first birthdays and big brother and big sister and they have just started branching out into fashion. So what's next for Tilly and Wilbur? Sarah said she's pretty happy with where the business is now and has put in a manager this

year to give herself a bit more freedom.

"I love the designing side of things and it gives me more time to do that," she explained.

One thing she is hoping to do is to start printing shirts for other mum's working from home.

"Printing shirts is something that a lot of mum's do when they have young bubs at home, they might not have the equipment, they might not have money to spend on big printers," Sarah said.

"We can print their designs and then supply them film – that is something we want to do next."

"Helping out other mumpreneurs. I love it and working for myself is just awesome but I must say there have been a lot of late nights, there's been tears, there's been frustration and there's been times when I would like to give it all away but I don't like to quit."

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Almost time for Christmas trees.

Fraser’s family fun on the farm

How to be a stay at home working mum on a 20 acre farm at Stanthorpe?

Katrina Fraser’s solution was to set up a tree farm but not just any farm – the Granite Belt Christmas Farm.

“It all began when I had my first child Evelyn, I wanted to be a stay at home mum, but also needed to provide an income,” she said.

“My hubby Brad told me I better get creative on how I was going to do this on our 20acre farm in Stanthorpe.

“With a little magic dusting on my husband to convert our farming land into Real Christmas Trees and convert the old apple shed into a little boutique Christmas Shop the Granite Belt Christmas Farm was born in 2017 along with our second child Weston.”

Now the family spend their time creating Christmas traditions and sharing the magic with families around the reach.

“Each year Brad thrives to bring the most perfectly shaped Christmas Trees to your home, working on them 10 months of the year,” she said.

“While I search the world to bring you the most spectacular Christmas decor I can find.”

November finds the family full steam ahead and planning for another Christmas Tree season.

“Saturday the fifth of November we’re opening our Harvest Barn which is filled with outdoor Christmas, so that’s really exciting,” Katrina enthused.

“Our Harvests start the 26th of November so that’s when families can come and pick a real tree which is awesome and then on the 10th of December we have our annual Family Funday. That is an amazing day, Santa Claus is here – Santa visits the farm so families can come and get photos with him.

“We’re just ramping up, we’ve got the baby



Ready for visiting time.

animals, we’ve got a baby calf Honey, the baby donkey Coco who was born recently just in time for Christmas for all the kids.”

They also have about 15000 trees out on the farm ready for this year and preparing for the future.

“This was just a venture we started ourselves when I wanted to be a stay-at-home mum, we wanted to raise our kids ourselves so we started the business,” she said.

“The magic is here all year round it is very special to us to offer something to families and be part of creating traditions. It’s a really

big thing in these days with all the modern technology and families being very time poor. This is a chance to slow down your pace, come to the country and just spend quality time with their kids.

“We are finding more and more people are coming back to the real trees because half the fun is getting in the car and picking their tree. It’s not just setting up a tree, it’s the whole experience around it.

“When they visit the farm they get their photos with Santa, they get to pick a special decoration to go on the tree, there are lots of



The Christmas Queen reigns supreme

.....

BY TANIA PHILLIPS

Sharon Empen is the Queen of Christmas in Stanthorpe – the lady with the lights, whose display lights up Christmas for many families in the Granite Belt.

And after a year off due to ill health the Christmas Queen will have her lights out and twinkling, her elf costume pressed and be all ready for visitors again.

Of course a light display, big or small takes a lot of work to put together but that’s okay for Sharon she not only loves Christmas, she lives it! Already she’s been out getting new lights, stretching them out and testing them all ready, working out where they and the other displays will go.

Sharon says her love of Christmas is almost genetic or at the very least, inspired by her late mother. And with grown daughters of her own it seems it is something she is passing on to the next generation.

“I think about Christmas nearly every month of the year,” Sharon chuckles.

“I grew up in a small town called St George and back in those days dad would get the axe and we’d head out to the side of the road and pick out the best Christmas tree – even if that moment lasted for an hour or so it was just the best family moment. We’d bring the tree home and dad would put it in the bucket, mum would tell him if it was balanced or not.

“The thing that I really remember, and you think about it when you lose your mum, but mum was just so lovingly when she placed her decorations, the lights, everything was done with such care and love. She loved it so much, she just has so much passion for it.”

She still remembers and tries to carry on those traditions and she is hopeful that she is passing on that love to her children, grandchildren and the wider community.

“I’ve been opening my garden to the community for, oh I’ve lost count, maybe 14-15 years,” she said.

“There have only been two years that I didn’t do it and that was last year when I wasn’t well and the year my mum passed it – it was a private Christmas for us.

“But everyone in the street always says to me Shazza are you doing your lights this year? Or you’re the lady at Meleucca are you doing your lights? Yes absolutely. I even have the local shops going – hey Shazza the Christmas lights will be in next week. I just love it.”

So how many lights has she got?
“Honestly, I have no idea I have one and a quarter acres and I do about half that, I do my roof, my driveway. I’ve got about 75-80 metres of driveway and I’ve made arches you walk under. I have a very good dear friend, that I’ve met in the past few years and he’s helped me build a sleigh – we’ve done it from scratch I’ve painted it, designed it and he’s helped cut it out. Families can sit in and get their photos taken.

“I do it for the love because I love it and I want it spread through the community. Even if people are having a crappy time of the year, I want to put a smile on their face. I have the music playing through my garden. It’s just magical. Just put a smile on the kids faces, the families can come, kids can run and have a giggle – they run up and down the driveway – did you see this?

“I have a dancing Mr and Mrs Claus at the front door and they clap and all sing and dance. That’s one thing I look forward to.

“Yes it costs me a lot of money and it takes a lot of time to set up but once it’s up and it’s all set up I get so overwhelmedness in my heart.”



Sharon Empen is very much the Queen of Christmas in Stanthorpe.



Checking the lights. Sharon has plenty of new stars of the show this year.



Sharon decorates inside and out for Christmas - though inside is her own sanctuary and out is for the general public.



Getting out the decorations.



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Unzipping the bags.

What's On

.....

This year's carols events across the region.

Weeroona Park, Stanthorpe

- Friday 9 December
- 6pm

Leslie Park, Warwick

- Sunday 11 December
- 6.30pm

Remembrance Day Services

(available at time of printing)

- WARWICK – Leslie Park, 10.30am
- STANTHORPE – Weeroona Park, 10.45am
- LEYBURN – Leyburn RSL Sub Branch, 10.30am
- WALLANGARRA – Wallangarra RSL Hall, 10.40am
- KILLARNEY/ TANNYMOREL - Killarney Cenotaph, 10.30am
- ALLORA - Allora Cenotaph - 10.45am



Braving the cold.

Filling the hills with the sound of pipes

.....

BY TANIA PHILLIPS

In the dawn's early light, at the head of a parade or even when Santa arrives at the carols if you hear the unmistakable swirling sound of the bagpipes around the Granite Belt, there's a chance it might just be Burniece Bowes-Wright.

Burniece is one of the local pipers, coming late to instrument she never-the-less has a passion and will be heard on Remembrance Day in Stanthorpe on the 11th day of the 11th month and again on Nine December when Santa arrives at the Stanthorpe carols.

"I actually started learning in Stanthorpe, would you believe," she explained.

"I went along to a Caledonian Ball, and they were looking for pipers in the local band, and I'd always loved the pipes and I thought – that sounds good. So, at the age of about 41 I took up the bagpipes."

Before that she'd played piano accordion for years and could pick out a tune on the piano and now she has added the Ukulele to her roster but it was love at first sound for Burniece and the pipes.

"I love it, it makes the hair on the back of your neck stand up," she emoted.

"I've been playing the bagpipes 32 years now and I still love it."

She said it was a particular honour and one of the highlights of the year being able to play the pipes at Anzac and Remembrance Day Services each year.

"My dad served in the War, he was on the Kokoda Trail and for a long time he never talked about the war, it was only in later years that he began to talk about it and atrocities of it," Burniece said.

"It is always very emotional when I think of my dad. Some mornings it's bloody freezing out there on ANZAC day at the dawn service but I think for god's sake don't be such a wuss, they were slopping about in mud and knee deep in stuff. A little cold for an hour of a morning is not going to hurt you.

"It's not just for my dad, that's a special thing for me, but its for all of the other people who fought."

Every year on Anzac Day the pipers take part at the service at Liston, the service at Ballandean and Stanthorpe for the dawn before taking part in the parade with Burniece also laying the wreath. They also do weddings, parties, funerals and anything else you might need a piper for.

Burniece admits she loves playing the pipes and being part of the Stanthorpe RSL Pipe Band. The band has long been a part of the community starting life as the Stanthorpe and District Pipe Band more than half a century ago.



In the early morning gloom comes the swirl of the pipes.

"Because you can't keep holding stalls to raise money, the RSL came in and they sponsor us, which is great," she said.

"So we play Anzac Day, Remembrance day and stuff like that.

"There are about 10 playing members at the moment. We've had more but unfortunately as the years go on people get less and less inclined although we do have two young players, they're twins – 13-year-old twins.

"One's a side drummer and one's doing the pipes so that's wonderful. My grandson, who is now in Brisbane at school, was part of the band, he was a side drummer. He's done very well."

She said Remembrance Day – which has taken on special meaning over the past few years as the centenaries of battles have been marked – didn't require a lot of lead up or practice. Though the pipe band can be seen practicing their marching before the Apple And Grape and Anzac Day ceremonies.

"We will just have normal practice for Remembrance Day and then we're playing a couple of Christmas Carols at Carols at the Park on 9 December so we'll pipe Santa in and out," she laughed.

So, when you hear Santa Claus is Coming to town you'll know that not only Santa has arrived but Burniece and the Pipeband too.



Burniece in action.

Joanne becomes a beacon for the needy

.....

Joanne Wallace has found a passion in life as coordinator of the Lighthouse Community Centre.

The emergency relief organisation assists Warwick's most vulnerable community members by offering a food line every morning at 9am.

Each day a truck delivers food items to the centre from Aldi, Coles, Woolworths, Subway and Donut King.

The Centre has recently moved to a bigger building which puts every area of the centre under one roof and Joanne said it is a lot busier and bigger.

Joanne said items were sorted and then anyone who has a need can come and be given some of the donated food.

"Those on a low income will greatly benefit from this as they can use their money for other necessities," Ms Wallace said.

"It's on the rise it's increased a lot since the floods of this year."

Joanne started volunteering in November of last year.

"I came on board because some of the staff were retiring and they wanted to train somebody for this role and that's how I got involved," she said.

"I hadn't done this sort of thing before, I've studied and I've been thinking, for a few years now about starting up my own community organization."

Each year the Lighthouse supports around 500 at risk people in the Warwick area.

On top of food distribution, they assist with



blankets, emergency hampers and domestic violence services.

"Over the years members of our community have generously donated clothing, furniture and household items that can be given to help people in need."

"Community generosity has allowed us to run an Op Shop with the goods that are in excess of need."

"The funds from the Op Shop are our means of funding other community support relief," Ms Wallace said.

Recently, the Lighthouse moved to a larger premises on the corner of Guy and Grafton streets.

The Lighthouse is a registered charity and is fully staffed by volunteers.



Joanne Wallace has found her calling.

It's the little touches

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Buy your ham early.



Bought ingredients looking special.

Get in early for an easier Christmas

BY TANIA PHILLIPS

It's beginning to look a lot like Christmas – well not quite yet but according to author Kim McCosker now is the time to start preparing so that by the time 25 December comes around there is time to actually enjoy the day.

Stanthorpe-born Kim has made her name helping people prepare good, tasty food without a lot of cost, time or ingredients with her series of Four Ingredient Cookbooks.

And no time is more expensive or prone to being overwhelming than Christmas but according to Kim it really doesn't have to be, if you plan ahead and do some of the shopping and even cooking early. One food, synonymous with Christmas, which has traditionally been prepared and cooked early is the good old Christmas cakes and puddings.

"I have clear memories of my nana – she'd start in November, and she would everything but the kitchen sink in it and then it would be ready halfway through December," Kim reminisced.

"She'd bring it out every night, the little cap full of sherry over the top of it. She'd have her rosary beads nearby blessing it. I just thought, I'm never ever going to make one of those, way too complicated, way too difficult.

"And then about 15 years ago when I started writing the Four Ingredients Cookbook someone gave me a recipe for a fruit cake that emulates Nana's Christmas cake with just three ingredients. It's unbelievable, it's so, so good.

"Often, I will have this in my freezer all year round to be honest. When my aunts and uncles come to visit, when my mum and dad come over – you know that generation just love fruit cake and funnily enough my 14-year-old really loves it too. He'll often just cut off a piece and take it to school in his lunchbox.

"The wonderful thing a fruit cake is that it freezes and defrosts beautifully so it's the gift that keeps on giving – it's not like a sponge cake that is a) tricky to make, b) you've got to have room temperature eggs preferably not a wet damp day to get the perfect sponge. The fruit cake, you can kick it around, put it in the oven, freeze it defrost it and it's still fantastic."

Kim's Fruit cake takes a kilo packet of mixed dried fruit, three cups tea and three cups of self-raising flour.

"It can be any tea you want – I have a



Christmas cake without the fuss but with all the taste.

diabetic brother so I'm always looking out and there is enough sugar in the mixed dried fruit as well. You could really make it with three cups of water, all you need is liquid to reconstitute the dried fruit and it releases all that natural sweetener," she explained.

"So that's tip number one – soak it overnight, tip number two is once you've added three cups of self-raising flour, bake it low and slow. So, a good moist, rich, delicious rich fruit cake I bake at 125 degrees for two and a half hours and honestly that everyone asks you for the recipe of and then you've got to kind of make it sound a bit more complicated than what it is.

"But that's the gift of four ingredients especially leading into Christmas when we tend to spend more than we have, incur greater credit card debt then we want to – keeping your menu simple – still creating a champagne finish on a beer budget. It's possible with some clever ingredients and some clever recipes."

So, what are Kim's other tips for November?

"Well, your Christmas cakes and puddings can be made ahead of time in November and frozen no problem whatsoever," she said.

"Early December I'm looking for a beautiful double-triple smoked ham at around \$6.99 a kilo. The longer you leave it to Christmas it's



Kim has Christmas planned.

going to head towards \$20 so I'd be looking at what ham you want. Me personally I never buy anything that isn't double, or triple smoked for the beautiful flavour. I would look for my ham early, I would always buy a little tin of cloves early as well, I left it to Christmas eve one year and there was not a clove to be had anywhere. If you can prepare in advance, know what you're going to serve in advance on the day, you can do quite a bit of earlier. So that if you are the hostess, like I am every year, you need to prepare so you can participate I the day and you're not just running around like a crazy woman or man."

Tips

Prepare ahead of time.

Keep it seasonal – watermelons bought at Christmas is at its best because that is our season. Are you making your pavlova or buying it? If you are buying it, add something to the cream to jazz it up deflect the fact that it's a store-bought pavlova and create the wow with the cream and the way you dress it – maybe go tropical with some mango, passionfruit, banana and garnish with some pineapple leaves.

I don't make everything from scratch but if I use something that is store bought you can bet your bottom dollar people don't know because I go above and beyond with the way I present or garnish it so it still looks very much homemade.

Put your Stanthorpe tomatoes with some buffalo mozzarella and some basil and a drizzle of olive oil. The Caprese salad has been around for ever and a day but its another thing we have the wonderful Italians from the Stanthorpe area. It's the perfect colour combination on Christmas – red, white and green.

Christmas sparkles at Rose City

It's a sparkling Christmas this year at Rose City Shoppingworld Rose City Shoppingworld is excited for Santa arriving on Saturday 3 December.

He will make his way to his sparkling Santa Set from 11am.

There is a beautiful array of entertainment for everyone. See the Floating Angel and Harp, the stilt walking LED Lady, face painting and balloon twisting, roving musicians and more.

Photos will take place after Santa is seated and run to 4pm. Photos are instant with different packages available.

Santa Photos can be booked online via the QR code or visit rosecityshopping.com.au

Meanwhile Santa has gone digital and children are welcome to write a letter to Santa via email by visiting www.rosecityshopping.com.au.

From Wednesday-Saturday, 7-10 December there will be Christmas Markets from 9am daily near Woolworths.

Rose City Shoppingworld's Mini Christmas markets are an exciting addition to Christmas plans this year. A great place to get Christmas shopping done with a festive ambience. The markets will have many unique and fun gift ideas including jewellery, handcrafted items, and much more.

Free Kid's Christmas Pop Up Workshops - Wednesday 14 - Friday 16 December with Tinkerart 10am-1pm.

Children can enjoy some downtime and get crafty, make a gift box, tree decorations or design a gift bag.



Christmas pictures with pets.

- Monday 19 -Wednesday 21 December 10am-1pm
- Monday - Christmas Prize Wheel - get a free ticket to win a prize in the Christmas Prize Wheel
- Tuesday - Kid's Santa Hat Workshop - Decorate a Santa Hat
- Wednesday -Enjoy roving entertainment and balloon twisting
- Salvation Army Wishing Tree - From Saturday 4 December where shoppers will be able to help someone less fortunate this year

- and select a card from the Salvation Army Wishing Tree. Take the unwrapped gift to Centre Management and they will pass it on to the Salvation Army.
- Pet Photography - Sunday 11 and Sunday 18 December from 1pm
- There will be two Sunday sessions where customers can have their photo taken with their loved furry friend. Book on line via the QR code.
- Monday 5 December - Saturday 24 December from 9am - Southern Downs Ark Gold Coin Gift Wrapping -



Plenty of entertainment at Rose City this Christmas season.



The floating angel.

- Southern Downs Ark will again supply gift wrapping for a gold coin donation will also be available in December. Find them at the bottom of the travelator Woolworths end.
- Christmas Down Under - 13 to 16, 9:30am to 12:30pm daily
- Receive a free family photo with the Christmas Down Under Nativity Scene mounted on a souvenir card. Located at the bottom of the Coles travelator.
- For more information about Santa, Christmas activities, photos and retail specials head to www.rosecityshopping.com.au



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Becoming the Bonners

The Bonner family property, Aloomba Top at Liston, was the location Stanthorpe State High School sweethearts Kayla Wren and Adam Bonner chose for their wedding.

On 8 October the couple exchanged vows in a ridge-top ceremony with the stunning northern Granite Belt as their backdrop. And despite the threat of rain, they were treated to beautiful weather all day with a storm only breaking through late at night once the reception festivities, undercover in the refurbished machinery shed, were finished.

“Even from a young age Adam and I always knew we wanted to have a country wedding, so having it out at the beautiful countryside of Liston was a no-brainer,” Kayla, who is the eldest daughter of Rodney and Karen Wren, said.

Adam is the oldest son of Tim and Deborah Bonner and the couple, who moved out of We moved out of Stanthorpe to attend uni in Brisbane, have recently moved out to Emerald, Central Queensland for a change of scenery and for career growth.

Kayla works in communications and marketing at Central Highlands Regional Council while Adam is an Agribusiness Manager for NAB.

The pair, who have been together just shy of 12 years, were joined by 135 guests to celebrate their nuptials with Kayla attended by maid of honor Jodie Swart and bridesmaids Bianca Cannell and Bec Wren. Adam’s party included best man Jack Buckley and groomsmen Kevin Collett and Alex Bell.

“We’d really like to thank our wonderful local suppliers and vendors including Granite Belt Chefs, DD Event Hire, Picked by Kelsie, JLUXI. Beauty Bar, Brae Cole Hair, Smooth Talk, Top Beat, Bell Tent Hire Co, Georgina Prior and photographer/videography Mitchell and Mitch Birchall,” the bride added.



When Kayla and Adam became The Bonners.



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Raising awareness of art as therapy

BY KARINA DEVINE

During the month of November, visitors will find much more than exhibitions.

The artists exhibiting in all three gallery spaces demonstrate the restorative power of artmaking through their work and collaborations.

Walk with Us is a group exhibition by Warwick's Demented Artists Group Inc. using the healing power of art to enhance the lives of those in recovery and to help break the stigma surrounding Mental Health. The artworks have been created by Group members of differing skill levels and at different stages on their journey to wellness.

One in five Australians will have a Mental Health issue during their lifetime. The Demented Artists Group Inc, a local Not-For-Profit, assists those in recovery from Mental

Health issues to regain their social confidence through "art, friendship and social inclusion."

One of the highlights of Walk with Us is a remarkable collection of twenty-two watercolour portraits of Demented Artist Group members. Artist Corina Graham has honoured selected present members and past members who have held executive positions on the committee since it began approximately ten years ago.

It is her tribute to the people who have walked beside her to help support a significant number of locals find their artistic voice.

The care that Corina feels for each and every member of the group pours out from the collection of softly coloured, realistic portraits that are all installed in Warwick Art Gallery's Foyer exhibition space.

Walk with Us, including Corina's portraits, will be on display until the 19 of November.



Jess Friend with her artwork The Coreopsis Fairy



Cynthia Hoffmann Artwork: Delightful Daisy

In pursuit of knowledge and service

BY KARINA DEVINE

Judy Currie began painting very recently after retiring from a teaching career. Judy, also a watercolour artist, focuses on the landscape and nature in her work, observing the colours, the changes, the shape, the peace and beauty of the environment with a clear style developed from

diligent attendance of lessons and practice.

In a similar way to fellow exhibitors, Judy explains that discovering art and exploring the medium of watercolour has been a restorative journey for her.

"Something had to fill the void (of retirement) so I chose watercolour painting even though I had no artistic experience

whatsoever", said Judy," It has been a therapy, a time to separate from my job and work, an avenue to find a new focus while maintaining the values and essence of the old 'me'. It has grown into something I love and something that I need to do, something that encourages continual appreciation of the natural world."

The exhibition title, In pursuit of knowledge,

excellence and service, was the motto of the school that was part of Judy's life for well over forty years.

Judy's exhibition is in the Orange Wall Gallery, at Warwick Art Gallery, until 12 November.

Warwick Art Gallery is FREE and open Tuesday to Saturday 10am to 4pm



Artist: Judy Currie. Artwork: Colours of a Summer Evening.



Artist: Judy Currie. Artwork: Revisiting Tenterfield.



Watercolour Portraits by Corina Graham

WALK WITH US

AN EXHIBITION BY

Corina Graham & the Demented Artists Group

WALK WITH US is a group exhibition by The Demented Artists Group Inc. using the healing power of art to enhance the lives of those in recovery and to help break the stigma surrounding Mental Health. The artworks have been created by Group members of differing skill levels and at different stages on their journey to wellness. 1 in 5 Australians will have a Mental Health issue during their lifetime. The Demented Artists Group Inc, a local Not-For-Profit, assists those in Recovery from Mental Health Issues to regain their Social Confidence through "Art, Friendship and Social Inclusion"

13 OCT - 19 NOV

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07 4589 5207 Tuesday - Saturday 10am to 4pm



What's on at the library?

.....

**BY MARIANNE POTTER
BRANCH COORDINATOR,
SOUTHERN DOWNS
REGIONAL COUNCIL**

If you're looking for something to do consider popping into your local Southern Downs Library.

With a range of free activities on offer for all ages and skill levels, there is something for everyone.

Maybe you'd be interested in attending Storytime with the littlies (with a take home craft pack) or tech assist if you need a hand with technology?

You can enjoy a quiet afternoon with Mindful Mondays, and challenge yourself and others with Turing Tumbles and board game activities available.

If you require a delivery service, it's also possible for your local library to select and deliver library materials anywhere in the Southern Downs region.

Turing Tumbles

Turing tumbles is a game similar to a marble drop challenge where you have to build a track for the marble to travel down and trigger the next coloured marble. Suitable for primary school children right through to adults. Every second Monday in the Warwick Library Reading Room at 3.30pm. All ages welcome.

Tech Assist

Tech Assist is a program which provides a basic level of assistance to help people who require support with their technology devices. These sessions require booking and run on alternate Tuesdays and Thursdays at 2pm in the Warwick Library Reading Room.

Storytime

Join in on the fun with stories, rhymes and crafts for preschool aged children up to five years and their parents/carers. Storytime in Stanthorpe is on every Tuesday at 10.30am and Warwick Library holds Storytime on Wednesdays at 10.30am and the first Saturday of the month at 10am. No booking required.

Mindful Mondays

Take a brain break and enjoy a calming craft with Mindful Mondays. Running fortnightly on Monday afternoons at 3.30pm in the Warwick Library Reading Room, each session has a different themed drawing, or you can elect to free draw. All materials are provided and open to all ages and abilities. No booking required.

Board Games

Enjoy playing board games but no one to play with? Want to learn how to play board games? Warwick Library is running board game sessions every Wednesday afternoon at 3.30pm



Check out mindful Monday.

in the Reading Room. All ages and abilities welcome. No booking required.

Deliveries

The library offers a delivery service to all areas of the Southern Downs. If you're not able to get into your local library, you can give them a call to arrange selection and delivery of books to your door. This service includes outlying areas such as Killarney, Pratten, Leyburn, Wheatvale, Maryvale, Wallangarra and Dalveen as well as townships such as Stanthorpe, Warwick and Allora. Booking is required through your local library branch.

Saturday

The Stanthorpe Library will be operating from the Library vehicle in Weeroona Park of a Saturday morning instead of the Stanthorpe Administration Building. Please contact the Stanthorpe Library if you would like to collect items or reservations on a Saturday and staff can make arrangements for your items to be in the vehicle.



Looking for a games partner? Head to the library.

Join your local library

✓ Access free Wi-Fi & computers ✓ Borrow books ✓ Attend workshops & children's events

Southern Downs online
f i n y t

Warwick, Stanthorpe
Allora and Mobile Libraries

Become a member online:
southerndowns.spydus.com

Southern Downs
REGIONAL COUNCIL

12550852-DL22-22

Pasquale enjoys the fruits of his labor

BY TANIA PHILLIPS

Pasquale “Percy” Pugliese is really enjoying his retirement – mind you he was only one day into.

However, the man behind the well-known Percy’s Fruit Market in Wood Street, Warwick said after 30 years of selling fruit around the region he was looking forward to a break, or his version of it anyway.

“Today is my first official day of retirement and it feels good, I’m with my son and so far, so good,” Pasquale laughed.

It’s quite a change from early mornings and days in the market, but the son of Italian immigrants is making the most of it after three decades of selling fruit. Growing up on the family orchard Pasquale chose to make his own way and not follow his dad. But the fruit industry was definitely in his blood.

“I’ve been in the fruit industry practically all my life but the fruit shop itself, I probably owned for about twenty years,” he said.

“Prior to that I was actually going door-to-door with a fruit and vegetable truck. All up it’s been a bit over thirty years in the area.

“I must admit at the start I was just thinking of starting my own business and I thought what can do that’s depression proof, something I could do for myself, as my own business.”

He said he reasoned that people always had to eat and it doesn’t matter how tough times get and “if I go door-to-door, I know I’m good with people and if I can win their trust....”

And that’s how it all started,” Pasquale admitted.

From that simple start, things went from strength-to-strength - not that he thought he’d be doing it for thirty years.

“Oh no I didn’t expect that,” he laughed.

“To be really honest with you, it was a means to an end, but then I really enjoyed it, all my customers became my friends, one thing led to another. I ended up buying the fruit shop and then we were doing both – the country runs and the fruit shop. We changed the runs over a bit though. When I was going door-to-door, it was pretty labour intensive and cumbersome in the sense that you can only serve so many an hour. So I started setting up in little towns behind pubs. Everybody knew that I was there on a particular day and they’d come to me. Where I was only serving five or six an hour,



Enjoying his retirement.

I ended up serving twenty or thirty an hour.”

Part and parcel of running a fruit shop was the early morning runs to Brisbane for the fruit markets.

“You’d have to get up early to go to Brisbane and get a load, but I was pretty blessed really because I use to do it all myself, load my own trucks,” he said. “Towards the end I was getting

refrigerated transport to bring it up and it worked in well.

“I still had to go to Brisbane, but that’s part and parcel of being in the fruit game, early morning starts, it’s no different to being a baker. It never worried me, I didn’t mind getting up early. In fact, that was some of my best days, driving down to Brisbane, no traffic, no nothing and you just contemplate and think. It was great.”

He said he made a lot of friends in his time in the fruit shop, serving generations of Warwick customers - women coming in with their babies and their babies growing up and bringing their own babies in.

“It’s a bit mind boggling,” Pasquale laughed.

“I can walk down the street and run into different ones and they come up to you and give you a big hug, it’s just great. Even young ones who have moved away from the town. If ever they’re in the town, they’ll come up to the fruit shop and say you don’t remember me but you use to serve my mum, you used to put me on the mushroom box and give me grapes. It was just one of those things, I didn’t set out to do what I did but it’s just all come together.

“I loved it, it was a good honest way of making a living, you could be as generous as. It taught me a lot in life, the more generous you are in life, the more things come back to you. Not that you do things for that reason, you do things out of the kindness of your heart and then because you’ve done it, it is almost if the universe repays you in other ways, we’ve been very blessed.”

And while Pasquale and his wife Glenis are planning to get a caravan next year and do trips away they will be back. They still have Glenis’ Glenrose Patchwork shop, their B&B and of course Pasquale’s beloved garden.

“We are looking forward to kicking it back and taking it easy, I never thought I’d say that, I’m but I’m a bit of a work-a-holic,” he laughed.

“Well, I say that now, in this interview, maybe in six months time I might have a different outlook but I’m loving my first day.”

Not that it will be all putting his feet up.

“I’ve got four acres of nice garden and with all the rain it’s got a little wild and wooly. I’m very grateful the caravan we’ve ordered isn’t coming straight away because it will give me a chance to get my gardens under control.”

Beans, beans are good for your heart

Southern Downs and Granite Belt residents can save money at the checkout and stretch meals further by adding heart healthy beans, chickpeas and lentils to meals – but half of us lack the confidence to do so, a new report shows.

In response, the Heart Foundation is launching a ‘bean blitz’ to show Australians how easy it is to cook with this highly nutritious group of foods, known as legumes. This includes providing a selection of free and tasty recipes online.

The insight into legumes is part of the Heart Foundation’s What Australia Eats 2022 report released recently, which surveyed more than 2,000 Australians to provide a snapshot of our eating, shopping and cooking habits. According to What Australia Eats, other insights include:

- Favour the flavour: Australians choose what to cook at home primarily by how good it tastes.

- Keeping costs down: the price of food is another key factor in determining what people buy and cook with.
 - Fresh desire: Australians mostly want fresh, unprocessed ingredients – perhaps overlooking the shelf-life, nutritional value and convenience of canned or frozen vegetables and legumes for those times you need a quick meal.
 - Shop in store: nearly 80 percent of respondents said they preferred to visit a shop or supermarket versus shopping for groceries online.
 - Seeing red: a quarter of us find it challenging to reduce our red meat intake to the recommended 350gms per week, despite trying.
- Heart Foundation senior dietitian, Jemma O’Hanlon, said eating more legumes by adding them to existing meals is an excellent way for

people to start eating healthier.

“Try to integrate small amounts of whole, nutrient-rich foods such as legumes into your existing meals. This will help you to feel fuller longer, helping both your heart and your hip-pocket,” Ms O’Hanlon said.

The Heart Foundation will use the report’s insights to inform its nutrition resources.

To discover our range of legume recipes as well as many other heart healthy meal ideas, visit our website for more advice. To view the What Australia Eats report, visit this page directly.

TIPS FOR EATING LEGUMES

Where to start?

O’Hanlon says: “When it comes to including more legumes in your cooking, think outside the box. You can include beans, chickpeas or lentils in almost any recipe, even desserts!”

Some simple additions to try at home:

- Add beans to your taco mix for a

- protein-packed punch
 - Add lentils to your favourite spag-bol to stretch it further.
 - Add lentils, chickpeas or beans to jazz up soups – add them in whole or blend them up
 - Add canned mixed beans to give colour and texture to salads
- Other ideas include:**
- Blend them up to make plant-based burger patties.
 - Try them in dip form! Why not make your own hummus, which has a creamy, smooth texture? Perfect with vegetable sticks.
 - Curb your snack cravings by baking canned chickpeas in the oven with a little olive oil and your favourite herbs and spices for flavour.
 - Stock up on your favourite brand of baked beans (with no added salt and sugar) and have them on wholegrain toast for a quick and easy meal when you’re short on time.

YOUR LAST CHANCE

For 13 stunning
photographs
to adorn the
Warwick/
Stanthorpe Today
2023 Calendar



Each month we will select our favourite submitted amateur photo to be the star of that month in our 2023 Calendar. At the conclusion we will also choose our overall favourite shot to be on the front cover of the calendar.

All photos must be landscape, a minimum of 2MB high res JPEG file, and be received by the last day of each month.

Photos must be taken within the Southern Downs Region and have a description and location, plus your full name.

Enter as many times as you like.

Competition has started, so get your cameras out and start snapping.

Send all photos to advertising@warwickstanthorpetoday.com.au.

***For further information contact Lisa on 0407 690 066 or Samantha on 0439 420 289.**

****Submitted photos will only be judged for that month. One winner per month only.**

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e: wirac@ymcabrisbane.org **w:** www.wirac.com.au **f:** [/wirac.ymca](https://www.facebook.com/wirac.ymca)





Sharing the stage as winners during the American Royal World Series of Barbecue.

Slow cooked to perfection

BY MELISSA COLEMAN

Bluebird Kitchen is an American style wood smoked barbecue restaurant which started tempting local taste buds in the Southern Downs region back in 2015.

When you walk into the Warwick restaurant your olfactory senses explode in delight from the aromatic air of smoky flavoured meats.

The smell makes it easy to see why they came home with the title of overall International Grand champion at the American Royal World Series of Barbecue at Kansas recently.

The 2020 and 2021 Australasian Barbecue Alliance champions were invited to attend the invitation only event which owner Katie Osborn said is the largest barbecue competition in the world.

"We ended up competing in the invitational on the Saturday and then the open on the Sunday.

The crew competed against more than 500 local and international teams in sumptuous categories of chicken, pork ribs, and beef brisket.

"In the history of Australians going to compete at the Series of Barbecue competition, we are the highest ranking ever," Ms Osborn said.

The results for the Invitational American Royal World Series of Barbecue competition landed them in 53rd out of 249 teams.

In the Open competition the team placed 10th in the pork rib category and 21st in the brisket, finishing 9th overall.

The talented cooks use an American gateway 55-gallon drum style barbecue and a Green Mountain Grills Ledge barbecue.

With their focus firmly on competing in Australian barbecue competition this year, they hope to receive an invitation once again for next year's International Grand champion at the American Royal World Series of Barbecue.

Katie and her husband Jim have made a name for themselves in the rural town after selling their share of their first restaurant in



Delicious barbecued meats tempt the Southern Downs residents and visitors.

Milton, Brisbane, and relocating to Warwick to open Bluebird Kitchen.

Not only have their barbecue delights warmed people's belly's but also their community spirit has, especially through the tough times.

The duo have engaged in several community initiatives over the past five years from helping feed local homeless people to raising money for those effected by floods in Lismore.

"We were broken into, shortly after we opened Bluebird Kitchen," Ms Osborn said.

"After the initial frustration, we came to think that we should try and help people."

"So, we ran a soup kitchen," she said.

Bluebird Kitchen is closed Sunday and Monday.

Opening on Tuesday through to Saturday from 8 am – 2 pm, 5.30 pm till late for dinner.



The Bluebird Kitchen family coming home from Kansas with several big awards.

Pictures: Contributed

REAL ESTATE FOCUS



Paradise in the neighbourhood

Fifteen Daniel Drive is described by the agent as a wonderful location and positioned on a large 1122sqm block in a reputable cul-de-sac neighborhood with no-through traffic, wide street frontage and the house is surrounded by quality neighboring homes.

This four-bedroom home with two-way bathroom features a separate toilet and decent storage cupboards for that linen space. This property offers a separate loungeroom which has an office space off to the side with access to the large kitchen area.

The kitchen overlooks a large open-plan dining/family room, all with a great outlook and access to the large 9m x 5.5m covered outdoor entertaining area.

The main bedroom is of decent size, complete with split system air conditioning and ceiling fans, and walk in wardrobe. While the other three good size bedrooms are also complete with ceiling fans and built ins.

Outside there is a 6m x 6m powered shed for car accommodation. There is exposed aggregate concrete paths around the home. A large and quiet private back yard.

This home offers opportunity for its next new owners, a chance to put their own mark on this attractive property.



Address: 15 Daniel Drive, WARWICK Description: 4 bedrooms, 1 bath, 2 car Price: \$450,000

Contact: Mandy Steketee, 0400592463, mandy@waderealestate.com.au, WADE REAL ESTATE

LISTINGS WANTED

We have motivated buyers looking purchase, homes, land and rural acreage in the Warwick, Allora, Clifton and surrounding areas.

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We are Warwick's local property specialists. Serving the Warwick and the surrounding areas since 1987.

We know the market, the people, the area, the ins-and-outs, it's part of our DNA.

Visit us across from the Warwick Post Office
96a Palmerin Street P: 4661 5655
waderealestate.com.au

Beauty in brick

This three-bedroom, two bath brick home will win you over with its low maintenance design, beautiful outlook and great functionality. Located in the cute and quiet cul-de-sac just of Freestone Road, 7 Freestone Court could be your new sanctuary. The home is perfect for entertaining with two large separate Living areas, a spacious kitchen and a fantastic back deck to take in the serenity.

You'll Love the, welcoming entry, open plan living and dining, three large bedrooms

with built-ins, main bedroom with WIR and modern ensuite, air-conditioning and wood fireplace in living area, separate media room and private backyard

Seven Freestone court is situated on a 750sqm block and is just minutes away from the river walk, Schools, the CBD and sporting grounds. Currently in place is a fantastic tenant paying \$325.00 P/w and on a lease until April next year. This is one not to miss, so be sure to organise an inspection.



Address: 7 Freestone Ct, WARWICK Description: 3 bedrooms, 2 baths, 1 car Price: Price Offer Over \$395,000 Rental: \$325.00 P/w
Contact: Alex Dwan 0476196296 alex@waderealestate.com.au Wade Real Estate

WHAT YOU'VE BEEN WAITING FOR 3 bedrooms, 1 bathroom, 2 cars

- This brick home boast three bedrooms
- All beds with built-in storage space,
- Good size and easterly facing kitchen, separate lounge room,
- Bathroom and laundry.
- The exterior of this home offers nothing but opportunities,
- The yard is a blank canvas plenty of room for shed.
- Double lockup garage
- Fantastic location

PRICE \$390,000
LOCATION 3 George Street
AGENT Alex Dwan | 0476 196 296



OPPORTUNITY TO BUY OR INVEST 3 bedrooms, 2 bathrooms, 1 car

- Four-bedroom home with 2-way bathroom
- Features a separate toilet and decent storage cupboards for that linen space.
- Separate lounge room with an office space off to the side
- Large open plan dining / family room
- Large 9m x 5.5m covered outdoor entertaining area.
- The main bedroom is of decent size, complete with split system air conditioning and ceiling fans, and walk in wardrobe.
- While the other three good size bedrooms are also complete with ceiling fans and built ins.
- Great Outlook from the property

PRICE \$450,000
LOCATION 15 Daniel Drive
AGENT Mandy Steketee | 0400 592 463



BEAUTY IN BRICK 3 bedrooms, 2 bathrooms, 1 car

- Welcoming entry
- Open plan living and dining
- Three large bedrooms with built-ins
- Main bedroom with WIR and modern ensuite
- Air-conditioning and Wood fireplace in living area
- Separate media room
- Private backyard
- Tenant in place paying \$335.00p/w
- Quiet and peaceful location

PRICE Offers over \$395,000
LOCATION 7 Freestone Court
AGENT Alex Dwan | 0476 196 296



INVESTORS DREAM OR PERFECT FIRST HOME 3 bedrooms, 1 bathroom, 1 car

- Freshly painted 4-bedroom home
- Main bedroom presenting built-ins and a split system air conditioner
- Modern bathroom
- Clever Internal laundry
- Large open and centrally located kitchen, with electric oven and stove,
- Spacious family and dining area.
- All flooring in the living areas and bedrooms have had new vinyl plank flooring laid.

PRICE \$449,000
LOCATION 16 Quinn Street
AGENT Mandy Steketee | 0400 592 463



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Warwick & Surrounds.

96A Palmerin Street, Warwick
P: 4661 5655
waderealestate.com.au

High on a hill

Enjoy the relaxed ease of country town living.
Neat two built-in bedroom home on an elevated 2023 m² (1/2 acre) block with panoramic mountain views.
Large main bedroom has good flow through ventilation and plenty of natural light.
Air conditioning plus woodfire in the open plan living and functional electric kitchen.
The bathroom has a shower, toilet and is combined with the laundry.
Two bay shed has been converted to a studio with attached outdoor area and double carport.
Trees on the lot add extra country feel to the property.
Large 92,000 ltr plus 5000 gal rain water tanks plus two galvanised tanks on the sheds

supply ample water and the septic system.
BONUS: Owner will include ride-on mower, hedge trimmer, chainsaw, fridge/freezer, washing machine and more for successful buyer
Contact Helen Harm on 0408 457 496.
Home Features: air conditioning, carpeted bedrooms, ceiling fans, electric hot plates/oven, entertaining area, fully fenced, private courtyard, rangehood, tiled, bathroom/laundry and vinyl in living areas
Community Features: playground/park, primary school, secondary school bus and hotel/motel. Contact Helen Harm on 0408 457 496 to arrange inspection. Go to www.helenharm.com for more photos.



Address: 32 Slade Street 4370, MARYVALE Description: 2 bedrooms, 1 bath, 2 car Price: \$375,000 Inspection: By appointment Contact: Helen Harm 0408 457 496, Helen Harm Real Estate

Locals love local property...

Despite all the digital property hype, locals love reading their local newspaper to find local homes just like yours.



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LOCAL



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PROVEN



RESULTS

If your property does not appear in a TRUSTED local newspaper... you are missing a huge market of opportunity to achieve better RESULTS and price** for your property! Potential buyers of your property read our printed and digital newspaper editions as a trusted PROVEN source of LOCAL news. An ENGAGED, local audience of over 42,000* people. Print still helps drive better results and stronger outcomes for vendors. When selecting an agent to sell your biggest asset make sure they commit to marketing your home in the Warwick Today/Stanthorpe Today print and digital editions.



Ask your agent - will my home be seen in a local newspaper and online by an engaged local audience?



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StanthorpeToday WarwickToday

** RP Data: Properties that combined print and online advertising on average generated a higher sale price.





Mountain Vista

- LOCH LOMOND – 4249 m² (1.5 Acres)
- Views of valley back to Great Dividing Range
 - Flood Free and gently sloping
 - Shed, water tanks, power to block
 - Home base for grey nomads
 - Live in picturesque Southern Down Region
 - Bitumen road frontage
 - 20 Mins southeast of Warwick
 - Well maintained acreage

\$ 200,000+



Elevated Views

- YANGAN
- 4 bed, X-large main
 - Lounge media access front deck
 - Front & back entertaining
 - Bathroom, shower over bath, separate toilet
 - Laundry- bench space + storage
 - Lock-up garage shed • 3 rain water tanks
 - Above ground pool • Fruit Orchard
 - Landscaped gardens on 4161 m² • 5 KVA

\$ 450,000+



Rental Investment

- 3 Bedroom
- Aircon in lounge living
- Good kitchen/ dining
- Bath, separate shower, vanity, • Storage
- Laundry utility, separate toilet
- Fenced 506 m² yard
- Single garage in backyard

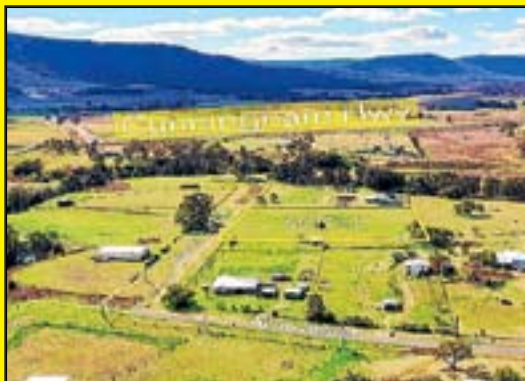
INVESTORS: Rent appraisal \$300 p.w.

\$ 300,000 +

TEMPERATURE RISING

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CALL HELEN TODAY!



Scenic Views

- MARYVALE – 6637 m² (1.6 Acres)
- Views of valley back to Great Dividing Range
 - Flood Free and gently sloping
 - Ideal spot, privacy, relaxed country lifestyle
 - Escape the hustle & bustle of city
 - Nestled in the mountains
 - Direct access to main highway
 - 20 Mins east of Warwick
 - Well maintained acreage

\$ 300,000+



High on a Hill

- MARYVALE –
- Enjoy the relaxed ease of country living!
- Air con + wood fire
 - 2 Bed, 2 built-in
 - Open Living areas with vinyl planks
 - Shower, vanity & toilet + laundry
 - Garage converted to Studio
 - Carport, shed, 3 Large rain water tanks
 - Fully fenced 2023 m² yard

\$ 375,000

For Rent: 4661 3663

- NEW 2 Brm, 1 bath, lounge, kitchen, 1 car **\$ 340 p.w.**
- 4 Brm, 2 bath, lounge, kitchen, 2+ car, townwater **\$ 420 p.w.**
- NEW 3 Brm, 2 bath, lounge, kitchen, 1 car **\$ 470 p.w.**

URGENT !! WE NEED RENTALS IN GOOD REPAIR



HENDON Half Acre

Investors opportunity!!

- 2023 m² (½ Acre) with rural views
- Power in Street
- 23K (20 mins) North of Warwick

Half Acre Lot

\$ 65,000



40 Wood Street

- Business Office with reception & rest room, concrete storage yard.
- Zoning is "Mixed Use" which permits – Residential, Low Impact Industry, Commercial Office, Childcare
- Home – 4 Bed, 1 Bath, carport
- General Development Requirements please contact our office
- Land Size is 1897 m²

\$ 1,250,000



2 Street Frontages

- Great opportunity for a light industry venture, establish new business or upgrade to higher profile site near Black Toyota, Top Two Motorcycles, Betta Storage.
- Corner of Murphy Street & Ogilvie Road. Both are bitumen roads with 300m or more frontage.
 - Power, water sewerage nearby.
 - Zoning is Specialised Centre
 - 2.6 Ha off Cunningham Highway.

\$ 2,210,000



ARATULA Markets

- Ideally suited to owner operator, possibly with young family
- Highway corner frontage established 30 yrs
 - 2 Satellite liquor licences
 - 18 products on consignment
 - Coffee, smoothie, juice, crepe & waffle bar
 - Extensive product instore beside fruit & veg
 - Cold rooms, refrigeration, display units
 - Delivery truck & Forklift

\$ 250,000



Multi-Million Views

- On QLD/NSW border, 20 mis to Warwick Training centre, retreat, glamping, paintball park
- 3 Bed • 2 Bath • Fully furnished
 - Air conditioning in living
 - Kitchen dining with woodfire
 - Bar setup for entertaining
 - Deck overlook dam & play area
 - 64.77 Ha • 3 bay Shed • 2 Dams
 - Solar + Mains Power • Rain Water Tanks

\$ 900,000+



Family-friendly living

This four-bedroom family friendly house is looked in an established estate and designed for family living.

With four bedrooms, two bathrooms and a two car garage, the house features a main bedroom with ensuite and a walk-in robe.

- Bathroom has separate shower, vanity
- Separate toilet
- Modern open plan living

- Galley kitchen, large pantry
- Separate laundry
- Undercover entertaining
- Fully fenced 845 m²
- Vehicle access to backyard

Contact Helen Harm on 0408 457 496 to arrange inspection. Go to www.helenharm.com for more photos.



Address: 32 Peace Street, ROSENTHAL HEIGHTS Description: 4 bedrooms, 2 baths, 1 car Price: Offers Over \$ 450,000 Inspection: By appointment
Contact: Helen Harm, 0408 457 496, Helen Harm Real Estate

Versatile investor

Modern home in an estate where comfort is king.

- Ideal for the young and old.
- Three bedrooms, all built in, main has an ensuite.
- Open plan living with slider to the undercover entertaining.
- Atrium windows above the modern electric kitchen.
- Laundry in the garage, rain water tank in the enclosed courtyard.
- Looking for easy care and little housekeeping – here's the answer.
- Investors: Currently rented at \$275 per week with lease till 11-02-2023

Home Features:

- Air Conditioning

- Carpeted Floors
- Ceiling Fans
- Dishwasher
- Electric Stove
- Entertaining Area
- Fenced
- Heated
- Electric Hot Plates, Oven, Rangehood
- Tiled Floors
- Community Features:-
- Playground/Park
- Primary School
- Public Transportation
- Secondary School

Contact Helen Harm on 0408 457 496 to arrange inspection. Go to www.helenharm.com for more photos



Address: 49 Rangers Road, WARWICK Description: 3 bedrooms, 2 baths, 1 car Price: \$300,000 Price for rental: Currently rented at \$275 per w Inspection: By appointment
Contact: Helen Harm, 0408 457 496, Helen Harm Real Estate



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Helen Harm

Real Estate

for Property in Warwick



Under Contract

Art Deco Designer

STANTHORPE

- Rendered 3 bed in Amosfield Rd
- Fireplace in lounge living
- Kitchen has slow combustion & electric stove
- Dining has timber windows
- Shower, vanity & toilet
- Laundry & Storage
- Single garage in fenced 625 m² yard
- Artist studio with fireplace in backyard

\$ 300,000 +



Under Contract

Old Post Office

ARATULA

- 2 Titles
- 3+ bedroom
- Polished timber floors
- Lounge
- Kitchen is dine in, gas stove
- Laundry • Shower & toilet
- Shed + lean-to • Rainwater tank
- 2024 m² backyard (double block)

\$ 450,000+



Family Friendly

Designed for family living.

- 4 Bed, 2 bath, 2 car
- Main bed has en suite, walk-in robe
- Bathroom has separate shower, vanity
- Separate toilet • Separate laundry
- Modern open plan living
- Galley kitchen, large pantry
- Undercover entertaining
- Fully fenced 845 m² with Vehicle access

\$ 450,000+



Versatile Investor

- Modern 3 built-in bed, 2 bath, 1 car
 - Atrium windows above kitchen, electric appliances
 - Open plan living
 - Undercover entertaining
 - laundry in garage
 - Enclosed courtyard, rainwater tank
 - Allotment is 274 m²
- INVESTORS: Rent is \$275 (Lease 11-02-2023)

\$ 300,000+



As New Duplex

Each Unit has:-

- 3 Large built in bedrooms
- 2 bath, master has en suite
- Living dining off the kitchen
- Lounge with aircon • Enclosed courtyards
- Laundry • Storage cupboards
- Solar power • Rain Water tank
- 2 bay garage • 997 m² yard

INVESTORS: Current rent is \$900 p.w.

\$ 795,000



Country Chic

Renovated with country charm.

- 3 Bed, 2 built-in • Air con + wood fire
- Open Living areas • Polished Timber floors
- Shower over bath, vanity & separate toilet
- Separate laundry utility off the rumpus
- Double lock up garage, carport and shed
- Fully fenced 956 m² yard
- Room for a vegie patch

INVESTORS: Rent appraisal \$330 p.w.

\$ 325,000+



This could be advertising for your property

Call Helen Today!



On a Creek

GREYMARÉ – 2251 m² (.55 Acres)

- On the banks of Greymare Creek
- Level block, slopes gently to the creek
- Bitumen road frontage
- Ideal spot, privacy, relaxed country lifestyle
- Escape the hustle & bustle of city
- Live in picturesque Southern Down Region
- Direct access to main highway
- 20 Mins west of Warwick

\$ 150,000+

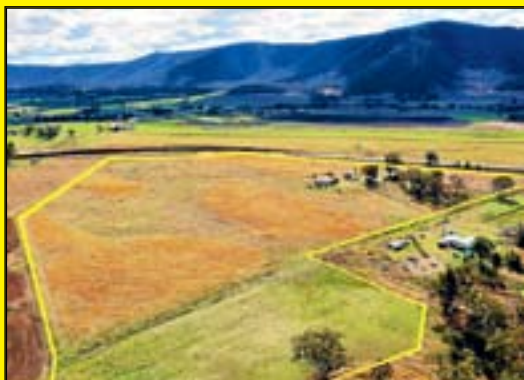


On Leslie Dam

On Leslie Dam Shoreline

- Rustic open plan timber cottage
- Basic kitchen & bathroom
- Deck on the North overlooks Leslie Dam
- Fenced boundary to 3.2 Ha
- Riparian rights are part of the title
- Private road to the property from Glenvale Rd
- Great family getaway with lots on offer
- Fishing, boating, swimming ...

\$ 500,000+



Multi Titled Acreage

MARYVALE

- 6 Separate Titles
- 3 bed, Clad to save painting
- Separate shower, separate toilet
- Kitchen/Dining –storage, electric appliances
- Open plan living
- Rain water
- Old sheds, chook run
- Highway frontage • Boundary fenced

\$ 650,000 +



Workin Wear

Workin Wear WARWICK

- Sell products always in demand
- Main Street location
- Workwear, work boots, safety supplies & more
- Solid customer & account base
- Open 5 ½ days
- Steady growth since 2008
- Easily run by Owner + 1 or 2

Plus STOCK on Hand

\$ 210,000 +

LAND

WARWICK - 25930 m², High profile, 2 street frontage, Zoned specialised \$ 2,210,000

MARYVALE - 6637 m², power next door, level block, mountain VIEWS \$ 300,000+

HENDON - 2023 m², power next door, rural fence \$ 65,000

See www.helenharm.com for more listing

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal

