

DECEMBER 2023

SOUTHERN LIVING & *Real Estate*

IT'S TIME FOR THE STANTHORPE CHAMBER OF COMMERCE
CHRISTMAS CELEBRATION IN THE MAIN STREET ON
21 DECEMBER.

PAGE 4

PICTURES: SAMANTHA WANTLING

Christmas fun special

WarwickToday
StanthorpeToday



LAST CHANCE TO ENTER

We are on the hunt
for 13 stunning
photographs to adorn
the Warwick/Stanthorpe
Today 2024 Calendar



Our 2023 calendar was such a huge success,
we are booking it in for 2024.

Have you taken a photo that epitomises the Southern Downs?

All photos must be landscape, a minimum of 2MB high resolution and be
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Send all photos to advertising@warwickstanthorpetoday.com.au.

***For further information contact Samantha on 0439 420 289.**

All the colour of Boxing Day races

Get ready for the Maydan Livestock Transport/Freestone Feedlot Boxing Day Races at Warwick.

This is one of the favourites on the racing calendar for Warwick locals and visitors alike, this year hosted on a Tuesday.

The Hawaiian-themed race day attracts many a colourful shirt which sets a relaxed tone.

And with attractions for the children it provides a fun, friendly, family day out after the hustle and bustle of Christmas.

Gates open 11am and racing scheduled from 12.30pm.

The day of racing, includes onsite TAB locations, bookmakers, and beverages.

But that's not all the turf club have instore for the attendees.

Come along and enjoy a scrumptious lunch provided by Top Paddock Catering, well-known (and loved) for their Bourbon Meatballs!

It will be chance to park yourselves in the shade of the Kidszone Australia Trackside Pavilion, with live entertainment from 4pm.

They have a seven-race card scheduled including the Magic Millions Country Cup Qualifier 1200m Open Handicap which is sure to be a highlight on the card. Prizemoney totaling \$152,500, with the Magic Millions Country Cup Qualifier of \$20,000, and please note the winner of this



Getting together with friends after Christmas is what the annual Boxing Day races are all about in Warwick. Picture: Bubbles Barbierato

race shall be exempt from ballot, if eligible and nominated for the 2024 Magic Millions Country Cup on Saturday 13 January 2024.

In 2022 they held 128 nominations for six races and ended up splitting a race.

They have continued to have phenomenal nominations at Allman Park Racecourse

and value all participants who attend their races throughout the year.

And once again the turf club invite everyone to come along and enjoy the fun, colour and excitement of Boxing Day at Allman Park - one of the highlights of the Christmas-New Year period on the

Southern Downs and Granite Belt every year.

Their aim is to be the superior club in their Tier 3 category, offering a quality racetrack to the industry. The team at Warwick wish all their patrons a wonderful Christmas & New Year.

Maydan Livestock Transport/Freestone Feedlot

BOXING DAY RACES

Beach Party TUESDAY

26TH DECEMBER

• GATES OPEN 11AM • ADMISSION \$20PP

• KIDS ENTERTAINMENT FROM 1PM - 5PM

COME DRESSED IN YOUR FAVOURITE HAWAIIAN SHIRT FOR A FUN FILLED DAY!

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Santa photos are part of this year's celebrations again.



Pictures: Samantha Wantling Facepainting for the kids.

Stanthorpe has the Christmas spirit

BY TANIA PHILLIPS

It may only be early December, but the Stanthorpe and Granite Belt Chamber of Commerce is already caught up in Christmas spirit.

Chamber president Graham Parker said they were bringing the town together to shop, meet up and enjoy the season.

"We have been doing a Christmas market or promotion for quite a few years and the intent is to try and get people to shop locally, spend their money in town with the retailers we have here," he said.

"We have more than our fair share of amazing people (and retailers)."

And they have had a head start on the Christmas spirit.

"We basically start from the first week in November and at the end of every week we have a draw," Graham said.

"So, people who go and buy items from one of the retailers in town or even the shops out of town from Wallangarra to Dalveen. If you've got a receipt from a shop, you can come and put it into one of the many entry boxes we've got dotted throughout the main street of town. Write your phone number and your name on the back of it and we draw that every Friday. Each week it's some "Why Leave Town" gift cards and as we get closer to Christmas the amount goes up."

And as in previous years it will all culminate in a free Magical Community Christmas Market on Thursday 21 December from 4pm on the Stanthorpe CBD Footpath.

"In the week leading up to it we're doing Santa photos as well," Graham explained.

"Those Santa photos can be booked through Gracious Giving in town. We have the Santa photos and then there are a whole series of events for the market day. There will be lots of market stalls and this year we are doing a sort of a treasure hunt.

"We have a whole pile of different items that will be in shop windows and the kids will have to go and find all those items. Whatever the item is that is listed they must find it and write what shop it is in. We've got that and we're going to have badge making – little button badges for the kids and there's face painting."

The whole thing will culminate in a laser light show.

"The market day on the twenty first



Get ready for the Christmas fun in Stanthorpe.



Sausage sizzle time.



There will be lots to see on the Christmas market day in Stanthorpe this year.

basically becomes the finale of the Christmas events for November-December," he said.

The event will include a chance to vote for your favourite decorated shop, decorated hat competitions, roving entertainment, live music, more than 40 market stalls, the Farmer's Doughnuts, the ever-popular Rotary ham wheel, a chance to get your Lions Christmas cakes, a sausage sizzle, She Hive Ladies Hot Dog Stall and the laser light show.

There will also be a giving tree this year.

"For the people who are members of the Chamber we've given them the opportunity to invoice the chamber for \$50 and to provide us with an item we can use as a prize or we will be gifting those items to needy families," Graham said.

"That's what Stanthorpe is about. It's about everybody chipping in and doing that little bit. If we all do that little bit and we get very good outcomes. The breadth of businesses around here never ceases to amaze me."

The Christmas event is just one of a

number of things the Chamber has been doing this year.

Graham said the chamber was going well and had new members on the executive.

"Our chamber over the past few years has been very, very focused on bringing Emu Swamp

Dam and that's been a very big priority for several years but now that's out of our hands and back in the hands of the Government we will let them do their thing and we will go back to focussing on what we as a chamber need to do," he said.

"And it's not just events like this, last year we put on a series of workshops which were very very well received so we are planning on doing some more of those in the same vein in the new year. Again, it's all of those things. We spent a long time and a chunk of money revisiting the Chamber's strategic plan a couple of years ago and that gave us a good focus and direction on what our membership wanted and again that's what we are focussing on this year. And we are

getting back into the pre-covid networking meetings.

"We used to have regular networking meetings, but when Covid came that got knocked on the head.

"It's about getting back into the swing of those things and then organising interesting speakers."

He said in his time with the chamber he had tried to prioritize working together as a community.

"We actually do a thing with the council every three months called the Granite Belt Alliance," Graham said.

"It's a working group between the Chamber of Commerce, Granite Belt Wine and Tourism, representation from the festivals, the sports association, one of the environmental groups, the arts group. There are quite a few of us, we get together every three months and discuss what each group is doing and then the council update us on what they're doing. We try and find where we've got commonality of objectives so we can better together."

He said from a chamber perspective it was all about the broader community not just their members.

"That's what I'm passionate about – it doesn't just have to be our members, we are here for the broader business community as well, whether they are chamber members or not," Graham said.

He said the Christmas Markets were a chance for the whole community to get together and have fun.

2024

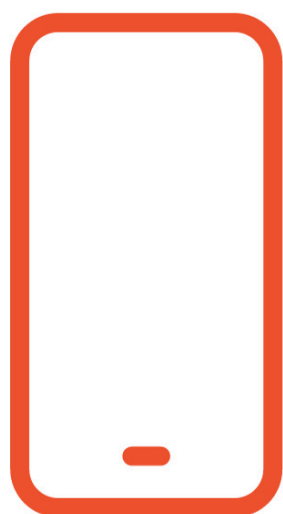
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Here comes Santa Claus.



Pippinwood.

Christmas at Rose City

Saturday 2 to Saturday 23 December
Christmas is in full swing at Rose City Shoppingworld with a multitude of festive events and activities for all.
Christmas Mini Markets
Kick-start Christmas shopping at the Christmas Mini Markets from Wednesday 6 to Saturday 9 December near Woolworths, featuring an array of local vendors including Becka's Bakes, Pippinwood Naturals, Hockstead Plantation, Hunny.T Designs, Hillies Spinners and Lures,

thisAnnthat, Exclusive to Alli, Stephanie's Handmade, Precious Pie Boutique, and Carol's Bakes.
Festive fun for everyone
There'll be plenty of excitement, including Free Face Painting on Saturday 9 December, Free Kids Workshops from Wednesday 13 December to Saturday 16, and Santa Hat and Stocking Workshops on Tuesday 19 to Thursday 21 December, all near Woolworths. The Spin and Win Prize Wheel will be back again on Tuesday 19 and

Wednesday 20 December, grab your free ticket on the day to be in the spin!
Photos with Santa
Capture the magic of the season with Photos with Santa from Saturday 2 to Sunday 24 December. Don't miss out on the special Sensory Friendly Santa Photo sessions or the opportunity to include your furry friends with Pet Santa photos. Packages start at \$15, available in both printed and digital formats. Remember to book online at rosecityshopping.com.au.

Spreading cheer and giving back
Join in the spirit of giving at Rose City Shoppingworld with the Wishing Tree initiative running from Saturday 25 November to Friday 22 December, organised in partnership with the Salvation Army. You can also have your gifts expertly wrapped for a gold coin donation from Monday 4 to Sunday 25 December, with all proceeds going towards the Southern Downs Ark.

Art lovers invited to celebrate

BY KARINA DEVINE
Southern Downs audiences are being treated to an award-winning selection of regional Queensland talent with the showing of Paint the Town at Warwick Art Gallery from December through to February.
An initiative of Flying Arts Alliance, Paint the Town, is the touring exhibition of the 2021 Queensland Regional Art Awards and showcases the works of 28 talented

emerging and established artists from across regional Queensland.
Chris Stannard, curator at Cultural Services, Cairns Regional Council, and one of the 2021 Queensland Regional Art Awards judges, says the exhibition presents a uniquely Queensland perspective as artists looked to their local community for inspiration.
"Many of the entrants had responded to the title Paint the Town by addressing

concepts of 'place' and 'community', said Chris, "The result is a collective body of work, that is very much from and about regional Queensland, as seen by its artists."
The Queensland Regional Art Awards is an annual visual arts prize and exhibition for established and emerging artists living in regional and remote Queensland. The initiative aims to provide a platform for further professional development.
Paint the Town, touring exhibition of

the 2021 Queensland Regional Art Awards, is an initiative of Flying Arts Alliance in partnership with Museums & Galleries Queensland. This project is supported by the Queensland Government through Arts Queensland; and proudly sponsored by Holding Redlich.
Paint the Town will be on display at Warwick Art Gallery from 1 December 2023 until 10 February 2024.

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What's On

Celebrate all things Christmas at Rose City Shoppingworld this December

☉ Daily from 10am - 1pm

Saturday 9

Face Painting

Wednesday 13 to Saturday 16

Tinker Art Workshops

Tuesday 19

Spin & Win Prize Wheel

Santa Hat & Stocking Workshop

Wednesday 20

Spin & Win Prize Wheel

Santa Hat & Stocking Workshop

Rudolf & Elfie Selfies

Thursday 21

Santa Hat & Stocking Workshop

Rudolf & Elfie Selfies

Mini Christmas Shows

Friday 22

Mini Christmas Shows

Saturday 23

Balloon Modeler



Book Santa
Photos online
to secure
your spot



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Christmas markets to enjoy

BY TANIA PHILLIPS

Handmade Christmas decorations, chooks, men's beard-care hampers, fruit, vegies, handcrafted jewellery and one-of-a-kind ladies clothing pieces – it's time for the Combined Christmas Market.

Once a year Market in the Mountains and Stanthorpe Showgrounds Markets organisers team up to hold their 'Combined Christmas Market' – this time it's on Sunday 10 December from 8am-noon at the Stanthorpe Showgrounds, 8 High Street Stanthorpe. Parking is off the street around the showgrounds

"We currently have 80 stalls booked, with tables inside and marquees around the exhibition hall," Market in the Mountains organiser/secretary Kasia Tatar explained.

"I think this is the third one – we've been doing it for three years.

"We have a market at the showgrounds, the market on the mountains is on the second Sunday of the month and the showground market is in the same place on the fourth Sunday of the month.

"One of them is a handmade market – our only requirement for stallholders is that they have to make what they sell. We are trying to support local makers and people who might have a farm but need a second income at certain times of the year so they make things – because people are pretty crafty.

"The Showgrounds market is on the fourth Sunday and it's a general market, so if you have things you want to sell, whether you make them or not this is the market for you. If you're starting a commercial business or you're selling second-hand goods or reconditioned furniture you can come to the showgrounds on the fourth Sunday."

The two market groups decided that



Lots of buried treasure to unearth.

one big market for Christmas providing something for everybody on the one day was the way to go but it also serves as a bit of a get together for the two groups too.

"We really, really, really enjoy it because all the people on the second Sunday get to see all the people on the fourth Sunday, it's really awesome," Kasia, a jewellery maker, enthused.

"Because if you're a little bit crafty and you make what you sell, you're always looking for interesting finds. So, the showground markets is really a treasure market half the time (for the artisans too). We really do enjoy this combined market."

And as well as pretty diverse shopping opportunities, there is plenty to eat, drink and enjoy.



From art.



To Christmas decorations.



Beautiful cakes and biscuits.



Home hampers to buy as gifts or to enjoy.

"The cafe is open, it's not usually open at our market and we've got a sausage sizzle run by a local community group that does a fundraiser," she said.

"For this one it's the men's shed. It's a lot of fun."

She said people are often surprised when they come along to the Christmas markets.

"Market in the Mountains is usually quite small, we only have about 40 stalls.

"For this one we're hoping to have 100 stalls. We have 80 at the moment but we expect more. For this one anyone can book a stall, you don't have to be local – we get quite a lot of interest in the two weeks coming up to the market. I think we're getting a reputation that it's interesting and fun and quite a lot of people go.

"We have a huge variety of things, I think that's what most people find particularly surprising.

"We have all the traditional handmade things, we have the best selection of crocheted tea-towels in the world. You will definitely find one to go with any decor in your house, but we also have welded garden ornaments, plant holders with got a huge variety of plant whether your looking for orchids or dahlias – I think the people who sell dahlia tubers have over a hundred types of tubers. Everything – actual sheepskin, honey packs, beard packs - beautiful things."

For more information head to Facebook: Market in the Mountains, Stanthorpe Showgrounds Markets or Website: www.marketinthemountains.org

Staying thrifty and safe

The Southern Downs Regional Council urge the community to make this Christmas a sustainable and safe one by reducing waste, supporting the Endeavour Foundation and following simple hygiene rules this year.

The council's waste education mascot, Sort-It Sally, is urging residents to find some of their Christmas treasures in the Endeavour Foundation Recycle Shops at the council's supervised waste facilities.

From decorations to gifts, it is surprising what's available for a fraction of the price.

Preloved items are easy on the hip pocket and the planet.

Not only does this partnership result in great management and helpful staff, it provides meaningful supported employment opportunities for people with a disability in our region.

- Warwick Recycle Shop Wednesday: 12pm – 4pm, Saturday: 8.30am – 4pm
- Stanthorpe Recycle Shop Thursday: 12pm – 4pm | Saturday: 8.30am – 4pm



Turn trash into Christmas Treasure Credit SDRC.

Festive food safety

Festive food safety is especially important during the holiday season when preparing and serving food to family and friends.

Food poisoning could ruin celebrations and put guests at risk, so it is essential to follow some simple tips to keep food safe and delicious.

Plan ahead

Start talking with friends and family now about who is preparing what food. Plan to cook riskier foods like meat and turkey at the location of the Christmas dinner and use a meat thermometer to make sure it is cooked to 75°C in the thickest part of the meat.

Ask guests who are travelling more than an hour to bring foods which don't require cooking or refrigeration make sure there is enough fridge and freezer space on the day.

A ham is for Christmas, not for life.

The ham will keep several weeks with proper handling. After reading the packaging labels, remove the plastic wrap, cover it with clean cloth soaked in water and vinegar and store it in the fridge below 5°C.

Plucked ducks don't need baths

Washing any raw poultry is unsafe as it can spread bacteria to hands, surfaces and other uncooked foods.

Washing is also unnecessary as cooking poultry to 75°C in the centre or the thickest part will kill any bacteria.

Love your leftovers

Don't leave leftovers unrefrigerated. Eat within 3 days and make sure your fridge is running at 5°C or below. If freezing, write the freezing date on the container and always reheat leftovers to 75°C in the centre to kill any bacteria.



WEDDINGS



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A small, magical coastal wedding

Jasmin Leigh and Jimmy William Beddow chose the beautiful Tweed Coast for their “magical micro” November wedding.

“There was no bridal party as we just had a micro wedding,” Jasmin said.

“It was the most magical day with the ones who mean most.”

The couple married at Hastings Point, a location considered so beautiful that it is often featured in movies and television shows, on 2 November.

Jasmin is the second oldest of four girls and Jimmy, also one of four, is the only boy and

baby of the family along with his twin sister.

“It was the most beautiful location, the most simple, perfect wedding with only our family to witness and no stress,” she said.

“We wouldn’t have had it any other way.

“The icing on the cake was having our son Hudson be such a big part of our celebration.

“Our elopement company was Wildhearted and Hitched and they made the day a breeze for us, all we had to do was show up looking pretty.

“We couldn’t justify a \$20,000+ wedding, not in this economy. So this was right up our alley.”



The happy couple enjoying their intimate and magical big day.



Jasmin, Jimmy and Hudson Beddow enjoy the magical day.



A romantic beachside wedding for Jasmin and Jimmy at Hasting Point on the Tweed Coast.

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Keeping inclusivity in sight

Lauren Killen is losing her sight, but what she is gaining along the way is a fierce determination to ensure inclusive sports and recreational activities exist for people with disability in regional areas. The 38-year-old has played and volunteered in multiple codes of sport, including netball and tennis. She has also been a pony club instructor and judge for many years and used to compete as an equestrian rider.

This year Lauren has started playing Blind Tennis with Tennis Australia and completed a level one sports trainer course to do first aid for the junior rugby league club that her sons play at.

Taking after their mother, Lauren's three children all play sport at representative level.

They also have retinitis pigmentosa, the degenerative eye disease she, her father and her grandmother have. It's the love and devotion Lauren has for Alivia, Mark and Logan that's fuelling her desire to drive inclusive change in and around Warwick, a small country town in the Southern Downs Region.

"I am extremely passionate about making sure there are sport and recreation activities for people with disabilities in rural and regional areas," Lauren said.

"My wish is to become a role model and voice for people with disability in my community to help them overcome any challenges or barriers they face when trying to take part in sport.

"I also want to make sure children with disability are given opportunities to take part in sports and recreational activities that they love, not just those that are accessible to them."

Lauren, who is legally blind, was last year supported to access the National Disability Insurance Scheme (NDIS) through Carers Queensland, the state's largest NDIS Partner in the Community.

The NDIS funds support workers for Lauren to help with cleaning, cooking and other essential daily tasks, with the mother saying the assistance is "absolutely fantastic."

Lauren also has an occupational therapist helping to maintain her independence for as long as possible.

"I think when you've got retinitis pigmentosa you don't realise how much you rely on feeling and how bad my sight actually is," Lauren said.

"I make such a mess in the kitchen, it's like a bomb has gone off after I've done some cooking, and prior to NDIS supports I did have a few accidents."

After her marriage ended about five years ago, Lauren worked three jobs to take care of her children, quietly battling away as a single parent.

Because she had been so independent and self-sufficient for so long, Lauren said it was hard to accept NDIS help, particularly having someone come into the family home.

"Learning to accept help wasn't easy at first and having a stranger in the house was weird for the kids to start with but now they're getting used to it and it's definitely helping our family," she said.

A few years ago Lauren got a job at an optometrist, which she loved until her own vision problems deteriorated and conversations she was having with older people on the verge of losing their licences became triggering for her.



Lauren may have retinitis pigmentosais but she isn't letting it stop her from being active and encouraging others.



Lauren is back in the saddle.

Lauren now works full time at non-profit Best Employment in Warwick where she uses her life experience as a person with disability to help clients develop their skills and confidence to seek out employment opportunities. Because Lauren is no longer legally allowed to drive, Lauren uses her NDIS supports to access a support worker and uses taxis so she can travel at night to watch her children compete.

To keep her own mental and physical health in check, Lauren stays active, running a carefully mapped out course and going for the occasional horse ride.

Growing up with poor vision meant wearing thick glasses and Lauren says she was an easy target for bullies in her small rural town of Inglewood.

"It was an absolute nightmare, and horse riding was the first thing that I was good at and it was my life," she said.

"I've actually just started riding again and I'm hope to one day get back into competitions. What I'd really love is to eventually make it to the Paralympics."

Lauren admits getting back on the saddle isn't as easy now her vision has deteriorated but says she's at her "absolute happiest" on

a horse.

"When I'm on my horse I don't feel blind because I'm so busy thinking about what this horse is doing and how I'm going to do this and do that, thinking back to all the skills that I've learned over my lifetime," she said.

Lauren believes staying active is incredibly important for people with disability, saying for her it keeps her anxiety at bay.

"Providing sport and recreational opportunities for people with disability should not be an afterthought. I feel like it's as important as homecare and should not be seen as a luxury," she said. It's Lauren's passion for creating change that saw her jump at the chance to work with Carers Queensland on its Inclusive Sports and Recreation project as a member of the organisation's Beyond the Sidelines Reference Group.

As one of Australia's largest NDIS Partners in the Community, Carers Queensland has a key role to play in driving inclusive change in communities.

Its Sport and Rec project aims to increase the representation and participation of people with disability in sport and

recreation, both on and off the playing field, in the lead up to the Brisbane 2032 Olympic and Paralympic Games. Lauren is one of eight people with disability who will be instrumental in helping the organisation to identify best practices in sport and recreation for people with disability and help remove barriers.

"When I was losing my sight I was told 'you can't do this; you can't do that' and it was just so frustrating," she said.

"So now it's my mission to try and help people like me to access sports that make them happy because there's nothing like it," she said.

"And it's not just about team sports, I want to help people with disability pursue individual recreational activities like fishing, I love fishing but these days I can't just hop in the car and go.

"I feel like we also definitely need to have a conversation about local sport in rural areas being more inclusive.

"The same goes for people with disability volunteering, I think there should be an avenue for those who want to get involved on the sidelines." Lauren said there was an all-abilities touch team in Toowoomba but for many people with disability, including herself, it was out of reach to get there. She said in areas such as Inglewood, Warwick and Goondiwindi there were few sporting opportunities for people with disability.

"We need to make it so people can just go to their local sports club and have a go in some way," she said.

"This is particularly important in kid's sport in rural areas where numbers are dropping dramatically, with areas such as Texas and Millmerran not having enough players to make up a rugby league team." Lauren says she is feeling optimistic and positive about the future and wants to harness her resilience and strength to help people in regional and rural areas who live with disability.

"You just keep going, don't you. I just want to get better and better and use what I've been through to help inspire other people," she said.

"I've heard others speak and it's motivated me to be a person who inspires and encourage others to live life to the fullest regardless of what life throws at them."



REAL ESTATE FOCUS

Large home on half an acre

This property will suit a multi-generation family who needs the space for privacy and comfort.

On half an acre, this four-bedroom, two-and-a-half-bathroom home features a wide bullnose verandah, which has a the north-facing aspect for lovely winter morning sun.

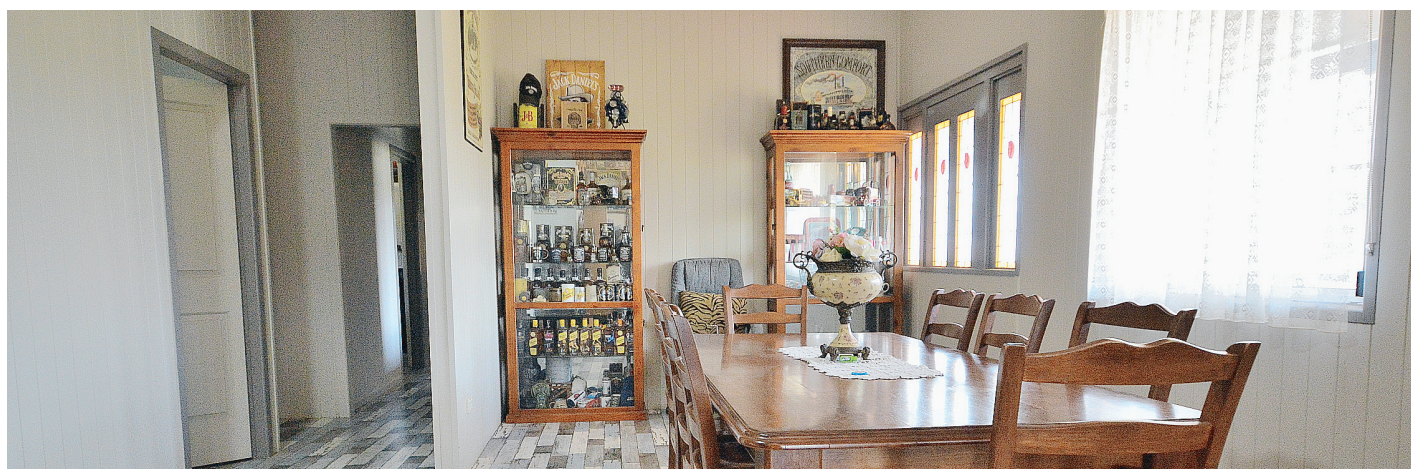
Major features

- Air-conditioning and ceiling fans
- Four bedrooms, built-ins
- Two and a half bathrooms
- Open plan living/dining
- Large family lounge living
- Well-appointed kitchen, mod cons, 5-burner gas cook top/electric oven
- Laundry/utility/craft room
- VJ walls and high ceilings

Outside

- Large carport, four to six cars
- Four-bay lock-up shed + skillion carports (Mancave)
- Chicken coop out the back
- Herb/kitchen gardens
- Twenty+ fruit trees
- Four rain water tanks
- Twenty-two solar panels – 6.5kva

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



Address: 31 Yangan Road, WARWICK Description: 4+ bedrooms, 2+ baths, 8+ car Price: \$795,000 Inspection: Contact the agent
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM REAL ESTATE

Exclusive address

This brick family home has plenty on offer for all.

The property has three bedrooms plus office and features built-in wardrobes, good living areas and multiple outdoors areas that create more intimate space.

The master and second bedroom have their own air-conditioners.

There is a split system air-conditioner and woodfire in the lounge.

The dwelling also features a lovely dining with north-facing patio outside.

The well-appointed kitchen has an electric stove and ample storage plus a pantry while the bathroom has a shower, separate bath, vanity and separate toilet.

There is a laundry with storage access the backyard.

Outside there is an entertaining area which leads to the 1750 m sq backyard with garden shed, two-bay carport, vegie patch and garden area.

Home Features:

- Air-conditioning
- Broadband
- Carpeted Floors



- Electric Stove
- Patio/Deck
- Tiled Floors
- Vinyl Floors
- Woodfire

Community Features:

- Childcare
- Clubhouse
- Playground/Park

- Primary School
- Secondary School

Investors: the house is rented until 16 January 2024 at \$650 per week – fully furnished.

Contact Helen Harm on 0408 457 496 to arrange inspection.

Go to www.helenharm.com for more photos



Address: 5 Adrienne Court, WARWICK Description: 3 bedrooms, 1 home off study, 2 baths, 2+ car Price: \$ 625,000 Inspection: Contact the agent
Contact: Helen Harm 0408 457 496, HELEN HARM REAL ESTATE

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ALLORA - Boundary realignment allows for almost an acre, 3312 m² level allotment with 2 street frontages to Bennett Street and Erhardt Street (off Darling Street)

- Town Water available
- All city facilities
- Fenced

Settlement can occur once survey and paperwork is finalized.

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Option 2:- Lot 87 & Lot 86 for \$125,000.

Option 3:- Lot 86, 87 & 88 for \$200,000

ONLY Lot 86 is available as a single lot purchase.

There is a shed kit for \$15,000 available as an optional extra.

\$ 65,000



Double Block

MARYVALE - Scenic Double block has 2 Titles. Quiet country lifestyle only 90 minutes to Brisbane or the Gold Coast.

- 2 x 4047 m² (Total 8094 m²) – 2 Acres
- 2 Separate Titles
- Sloping from front to back
- Power available
- New Fencing

\$ 199,000



Country Acre

MARYVALE - Nestled in the Great Dividing Range near Cunningham's Gap.

Only 90 minutes to Brisbane or the Gold Coast.

- Level 4047 m² corner lot
- Power available
- All weather gravel road access
- New Fencing
- Mountain views in that fresh mountain air!

\$ 220,000



Level Block

Sellers change of circumstance, need to move to Warwick. Your gain! Build your dream home.

- 4047 m² (1 Ac)
- Views are 360 degrees
- Costing for soil test available
- Costing for power pole available
- Road works required are listed by Southern Downs Regional Council

MARYVALE - 20 min Warwick, 90 min Brisbane

\$ 125,000



Ready to Build

MARYVALE is zoned township. No road work required to build your dream home on this lot! Less in rates - no town water or sewerage. Both neighbours' have their own bores.

- 1012 m² on all weather road
- Views are 360 degrees
- Road is to Council standard to build
- Power is next door in the street

\$ 150,000

For Rent: 4661 3663

2 Brm, 1 bath, kitchen/dining, lounge, laundry, outdoor entertain, 1 car..... **\$ 350 p.w.**

4 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 2 car..... **\$ 550 p.w.**

URGENT !! WE NEED RENTALS IN GOOD REPAIR



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
- \$ 199,000 + Stock

\$ 199,000+



ARATULA Markets

Ideally suited to owner operator with 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

Price Reduced to SELL !!

\$ 120,000



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



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

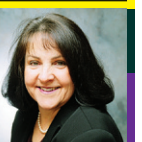
• Land Size is 1897 m²

\$ 1,300,000

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal





Parkland views, fun and games

This house of chamfer on brick base has a lot to offer, according to agent Helen Harm.

“It is a large, four-bedroom house with built-ins, open plan living plus a big rumpus games room at the back.

“There are lovely timber bench tops in the electric kitchen, which also features good storage.

“There is a split-system air-conditioner in the open living area with an east-facing verandah outside.” The home also features a bathroom with both a shower and bath as well as vanity and separate toilet.

The outdoor entertaining area leads to the 809 m sq backyard with a four-bay shed, two roller doors, carport and garden storage.

House highlights

- Full length east deck - views over parkland
- Four built-in bedrooms, ceiling fans
- Air-conditioning in open plan living
- Electric appliance kitchen includes dishwasher
- Family bathroom has bath, separate shower
- Separate toilet
- Rumpus family accesses 809 m² back yard
- Second toilet off laundry
- Fully lined, insulated four-bay shed - two tradie roller doors
- Third toilet and storage

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



Address: 27 William Street, WARWICK Description: 4 bedrooms, 1 bath, 3+ car Price: \$475,000 Offers Over Inspection: By appointment
Contact: Helen Harm 0408 457 496, HELEN HARM REAL ESTATE www.helenharm.com

ESSENTIAL PLUS HOME LOAN

6.14% p.a.
Variable rate*

6.29% p.a.
Comparison rate**

<70%LVR 

Owner Occupied and Investment 

Principal & Interest or Interest Only 

Minimum Loan \$100,000 



*Credit eligibility criteria, term and conditions, fees and charges apply. The discounted interest rate is 0.25% p.a. below the normal Essential Plus Standard Variable Rate, currently at 6.39% p.a. The discount commences on the 30/11/2023 and expires on the 31/12/2023. Warwick Credit Union Ltd reserves the right to amend or remove the promotion at any time.

This comparison rate is based on a \$150,000 loan over 25 years with Principal & Interest payments. **WARNING: This comparison rate is true only for the example given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

Warwick Credit Union Ltd trading as Warwick Credit Union, Gympie Credit Union & Dalby Credit Union
BSB 817-001 | ABN 98 087 651 116 | AFSL/Australian credit licence 240556



Excellent Location

- 4 Built-in Bedrooms
- Ensuite & walk in robe in master
- Aircon in dual open plan lounge living
- Tidy kitchen has electric appliances
- Family dining accesses north entertaining
- Bathroom has bath, separate shower
- Powder room vanity, storage & separate toilet
- 2 Car remote garage with laundry facilities
- 944 m² backyard, side vehicle access

\$ 500,000+



Built to Last!

Close to town, walking distance to shops, hospital, primary and secondary schools.

- 3 Good sized bedrooms • Front sunroom
- Open plan dining/kitchen
- Lounge living has old fireplace- gas insertion
- Tidy bathroom has shower and vanity
- Separate laundry & toilet off back porch
- Tandem garage with storage
- Fully fenced 847 m² yard

\$ 350,000+



Elevated Position

MARYVALE – Offers Invited
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



Parkland Views

Chamfer on brick base family home has extras.

- 4 Built-in Bedrooms, ceiling fans
- Aircon in open plan living
- Family bathroom has bath, separate shower
- Rumpus family accesses 809 m² back yard
- 2nd toilet off Laundry
- Electric appliance kitchen includes dishwasher
- Fully lined, insulated 4 bay shed – 2 Tradie roller doors • 3rd toilet & storage

\$ 475,000+



Exclusive Address

- Aircon 3 Bed+ office, built ins
- Living has aircon + woodfire
- Dining opens to N patio
- Tidy kitchen has electric appliances
- Bathroom - bath, sep shower, vanity & toilet
- Second living/games (converted garage)
- Laundry/utility accesses 1750 m² backyard
- 2 Carports, garden shed, vegie patch & more

INVESTORS: Rent \$650 p.w. to 16/01/24

\$ 625,000+



Character Q'lander

2 blocks from CBD, walk to Schools & shops.

- 3 Aircon bedrooms, 2 built in
- Open plan kitchen, gas cook top, electric oven, dishwasher, 2 door fridge
- Living/dining have double doors to E deck
- Wood heater + aircon in living
- Polished timber floors throughout
- Stylish bathroom, dble vanity, walkin shower
- Laundry under home • 2 carport 809 m² yard

\$ 400,000+



Private Entry

Owners have removed the carpet for painting. Quotes are in and you can get the work done or DIY and save the money!

- 4 Built-in Bedrooms • Ensuite in master
- Aircon in dual open plan lounge living
- Tidy kitchen has electric appliances
- Bathroom has bath, shower, separate toilet
- 2 Car garage • N Entertaining 1222 m² backyard with side vehicle access

Offers Invited



Suit Active Family

Larger yard for caravan, family, pets & hobbies.

- Airconditioned living, ceiling fans in bedrooms
- 4 Built-in Bedroom – king size master
- Bath & separate shower • Separate Toilet
- Separate laundry • Plenty of hall storage
- Undercover entertaining
- Double detached garage, 1193 m² fenced yard

Elevated position -
7 mins to CBD & 5 mins to Leslie Dam.

\$ 475,000+



Home on 1/2 Acre

Will suit multi-generation family needing space

- Aircon + Ceiling fans • VJ walls, high ceilings
- 4 Bed, built ins • 2 1/2 Bathrooms
- Open plan living/dining
- Large family lounge living
- Well-appointed kitchen has mod cons
- Laundry/utility/craft room • Carport 4-6 cars
- 4 Bay lock up shed + skillion carports
- Chicken coop, 20+ Fruit trees, Rainwater tank

\$ 795,000



Simple Country Life

Short drive to Warwick – 9 mins or 6.9k –
Livestock suits 11.8 Ha (29 Ac)

- Large 5 Bay Shed • Smaller 4 Bay Shed
- Cattle Yards, Thompson Longhorn Crush/ Race
- Dam, 3 paddocks, water troughs & more
- 3 bed, built ins – main ensuite & aircon
- Separate shower & bath, separate toilet
- Kitchen/Dining – storage, electric appliances
- Lounge media has fireplace + aircon

\$ 1,250,000



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

\$ 890,000

LAND

WARWICK - 25930 m ² , High profile, 2 street frontage, Zoned specialised	\$ 2,210,000
HENDON - 2023 m ² , power next door, rural fence	\$ 65,000
MARYVALE - 4047 m ² , power nearby, level block, VIEWS	\$ 125,000
MARYVALE - 1012 m ² , power in street, corner block, all weather road	\$ 150,000
MARYVALE - 8094 m ² , 2 Titles, power nearby, fenced, 2 x 1 Acre	\$ 199,000
MARYVALE - 4047 m ² , power nearby, level block, fenced	\$ 220,000
GREYMARE - 2251 m ² , bitumen road, power on street, on Greymere Ck	\$ 150,000
LEYBURN - 2023 m ² , town water available, power on street.....	SOLD \$ 65,000

See www.helenharm.com for more listing

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