

JANUARY 2024

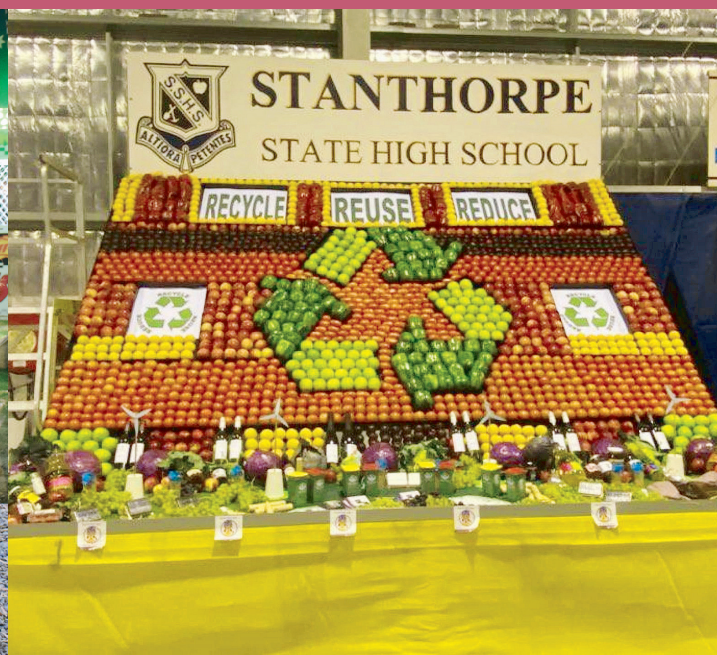
SOUTHERN LIVING & *Real Estate*

PREPARING FOR THE ANNUAL STANTHORPE SHOW
- QUEENSLAND'S FIRST OF THE YEAR

PAGE 3

It's holiday time!

WarwickToday
StanthorpeToday





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Plenty of action.



Horse events are a big part of Stanthorpe Show. Pictures: SAMANTHA WANTLING



Plenty to look at and admire.

Getting ready for showtime

BY TANIA PHILLIPS

The clock is being turned back to the age of the dinosaur at this year's Stanthorpe show to be held from 2-4 February.

Christmas and New Years are just behind us and the work is on in earnest for one of the next big Southern Downs and Granite Belt events – the Stanthorpe Agricultural Show.

And show society president Brett Boatfield said while all the things that make the show – well – the show will be back, there will be plenty of new attractions too.

"Preparation is well underway," the man they call Boaty admitted.

"We've been preparing for a couple of months now and this year we've got some exciting entertainment attractions coming that we haven't had at the show before.

"I can't say too much but we've got some dinosaurs coming, we've got a climbing wall, we've got some stunt cars coming and we've also got the return of a really really popular event that we had years ago – that's the jumping dogs."

What are jumping dogs – well according to Boaty it's like high jump for dogs (with prizes).

"They put up the wall and the dogs jump up and over it," he said.

"As they clear a height they put up another board and make it higher. The dogs jump over the wall until there is finally a winner.

"Any one can enter that thinks their dog

will jump the highest, we've got two ladies coming down from the Sunshine Coast, they've got kelpies. They are coming down to run it and show everyone how it's done for a start and then run the competition.

"So we're encouraging all local dog owners to get their dogs in training now because there will be prizes, sponsored by local businesses, for the winner and you'll also have the very esteemed privilege of having the highest jumping dog in the district.

"It's all pretty cool.

"We used to do it years ago and Gail and Sarah of Coastal Kelpies are bringing it back, I can't wait, it's going to be awesome.

"We do have the novelty dogs event on the Saturday already and we have lots of categories from cutest to ugliest, every one can go to that," he said.

"And that will be followed by the jumping dogs at 4pm on the Saturday afternoon. It's dogs, dogs, dogs."

The dog jump will be sponsored by The Discovery Truffle Centre, one of the many local businesses who pitch in and support the show each year. There will be social media posts but it will be a case of nominating on the day.

"It is fantastic the amount of support we get from the local community and we have to because that's how we survive, the show survives on it's sponsorship," he said.

"We are always looking for sponsors definitely, if anyone wants to come forward

and sponsor a section or an event or what ever it might be, then come along.

"We have our major naming rights sponsor which is Bendigo Bank again this year while Spano's IGA sponsor the night-time entertainment."

And there are pretty cool night-time events this time around.

"We have the Stunt Cars and we will certainly have a fantastic fireworks display as we always do."

While Stanthorpe is always the first show in Qld and often the benchmark event – this year – like last year – they are the second show in Australia with NSW show society members and near neighbours Tenterfield actually holds its show just before.

"But it doesn't worry us because people still come along and have a great time," Boaty said.

"Though this year we are really encouraging membership. We have a lot of further benefits for membership because not only do you get into all of the other shows around the area (and think there's five shows) you also get free parking on ground. If you're not a member it's \$5 but it's free for both days if you're a member.

"We also have an early bird special, if you get your membership in by 12 January where we will draw a membership number out of the hat and they will get a great prize which will include food vouchers and ride vouchers from the Showman's Guild.

"We will have discount tickets for members to go to the two rodeos that we hold at this showground every year."

Boaty and his team hope that all the added attractions and benefits will encourage everyone to come along and enjoy the show – one of the big and important events on the Granite Belt Calendar, a chance to get together and catch with old friends. It is an event that shows off the talents and produce of the region.

"We set the standard for the show season, a lot of show societies are envious of what we can do and how we do it because we are so diverse," he said.

"But every show society has it's own niche and its own things they have as an attraction. We just have a great diversity of things for people to see and do and everyone comes along and supports it and enjoys it.

"And that's what it's all about – just enjoying it."

The membership fees remain the same as last year being \$20 for a single and \$40 for a couple or family. New members can access the new member form on our website at www.stanagsociety.com.au/membership-information. Membership enquiries can be directed to Debbie Hurtz, Stanthorpe Agricultural Society secretary, on 07 4681 2107 or secretary@stanagsociety.com.au.

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FOCUS ON WIRAC



Some of the classes at Wirac.



A place to have fun and get fit.



Looking back on 2023 at Wirac.

Make holiday time fitness time

BY TANIA PHILLIPS

With so many of us making New Years resolutions to get fit and healthy, start a new exercise regime or take up a new sport it's no wonder Warwick Indoor Recreation and Aquatic Centre (Wirac) is gearing up for another busy year in 2024.

The centre, run by the YMCA, is one of those heart of the community places, where you can join in a sport on the outside courts, learn to swim, go to the gym and even take up water aerobics.

So, it's little wonder YMCA Assistant Manager Aquatics, Donna Luttrell said the centre expected another busy year.

"There are new fitness programs coming in – it's fabulous and there will be a range of activities for the young and old," she said.

"We offer a wide range of services, we have a gym and we have Personal Trainers – Ann, Vivian and Sam. Sam is our new one starting next year. In the water, we have all of our aqua classes – aqua gentles run in the morning in our hydro pool. In the afternoon we have different aqua fit programs."

She said they were also starting up a new Boga Fit class of an afternoon again this year. So what is Boga Fit?

"It's kind of an aqua class on blow up mats," she said.

"It's like a blow up lilo and you stand on that and do your aqua class. It's called Boga (Yoga with a b) Fit classes. We have run them previously, it is usually just a summer thing so when we open up in January. It usually runs for the first term of the year basically.

"They are something a little bit different that a lot of people enjoy that. It's very hard to balance but really builds up that core.

"As well as the Boga we just brought in our Pilate Re-former classes. That's been a new thing we've been trialling."

Donna said the reformer classes were small, up to about eight people working on a circuit program.

"And we have many other fitness classes that we offer as well that will all be coming back," she said.

Wirac also play host to a number of other sporting bodies which hire out the facilities there.

"We have netball and basketball who come and use our courts and we run Futsal here now too," Donna explained.

"We have a lot of people who hire the



Some of the activities through the year.

courts to run their programs on. That way the courts are used quite a lot.

"Futsal has just started up and the organiser is trying to get it up and running. It's a competition that is definitely going to be here this year, he is really starting to build it up."

Futsal is a type of indoor soccer and with interest in soccer at an all-time high in Australia thanks to the success of the Matildas it is hoped that there will be plenty of interest in the new competition.

And while there are plenty of sports outside, Wirac is well-known for its learn to swim classes, something that Donna is particularly passionate about.

"We will continue to have our learn to swim classes again this year, offering courses for babies up to adults," she said.

"We are actually adding new adult learn to swim classes this year.

"At the moment we will be running them on Saturday mornings, we have an early morning one coming at the moment. I'm not sure about the other days yet but there is definitely a Saturday morning one.

"We start our learn to swim back on 22 January and that will run all year round up until the end of the school year December."

But before the regular learn to swim

program the Wirac will run their annual swim intensives weeks during this month, running Monday to Friday from 8 January (\$70) to 12 January. Week two of the program will run from 15 January to 19 January. Just contact Wirac for more information. These courses are generally from school-age up.

"And just for fun we will also have our inflatables running on Tuesday and Thursdays," Donna said.

"Kids can come to the pool Tuesdays and Thursdays between 10am-12 during the second week of January. Obviously we've got the kids learn to swim pool, the rapid river pool where they can come and enjoy floating around. We have all the pools ready to go for the holidays and of course lifeguards area always on duty.

"Lifeguarding is a tough gig," Donna said from experience, although not part of the regular lifeguard roster she helps out when needed. She admits it's a tough job - though vital - and urged pool goers to abide by the rules and be respectful of the tough job the life guards have to do.

"It really is a hard thing to do, it can be quite boring. You've got to be very focused but because you're standing there watching all day there is a tendency to zone out - that makes it very hard because you can't do that



Ellie hard at work conducting pilates.



Getting fit at Wirac.

you've got to almost have eyes in the back of your head. It's a serious job you've got people's lives in your hands, you're not there as babysitters you're there to do that job and to stop incidents from happening. You have to be firm and tough so you aren't put in a situation where you are doing rescues. People are like "you're always yelling at me and stopping from doing this" but that's part of the job. That's what they are there for, to stop those incidents. Lifeguards have it tough and it's hot and tiring so please understand and respect them, follow the rules and keep everyone safe."

Wirac also has a well-equipped gym for those looking to work out.

"We've got a couple of new machines we have a booty buster that has just gone in," she said.

"So yeah we have the gym, we have fitness classes, we have the new Boga one coming."

As well as all their regular programs Wirac is heavily involved and supportive of the community holding events and fundraisers through the year - the most recent one for Protea Place.

Donna said there really was something to suit all needs from the hydro therapy pool to Futsal.

Shoppingworld set to deliver

.....

Keep the kids entertained these school holidays at Rose City Shoppingworld.

From 3-5 January, children can dive into the action at the Hula Hoop and Circus Workshop, promising an engaging and lively experience. The workshop will be facilitated by a professional circus performer who will be teaching tricks and playing games with the kids. There will be hula hoops, spinning plates, juggling balls, rainbow ribbons, poi and stilts for kids and even a rainbow parachute for the younger ones.

Then, on 8, 10 and 12 January kids can join the Timber Tower Challenge! Race against the clock to construct the tallest tower in just four minutes.

Plus, on 9 and 11 January, the Balloon School offers a chance to master balloon twisting and create fantastic balloon animals.

All events run from 10am to 1pm near Coles. It's the perfect opportunity to enjoy these free and entertaining activities with family and friends.

For more details, follow Rose City Shoppingworld on Facebook and Instagram or visit Rosecityshopping.com.au.



Plenty to do in January at Rose City Shoppingworld.



Get ready to learn new skills.



Ready for holiday fun.



Holiday Boredom Busters

AT ROSE CITY SHOPPINGWORLD



Hula Hoop & Circus Workshops

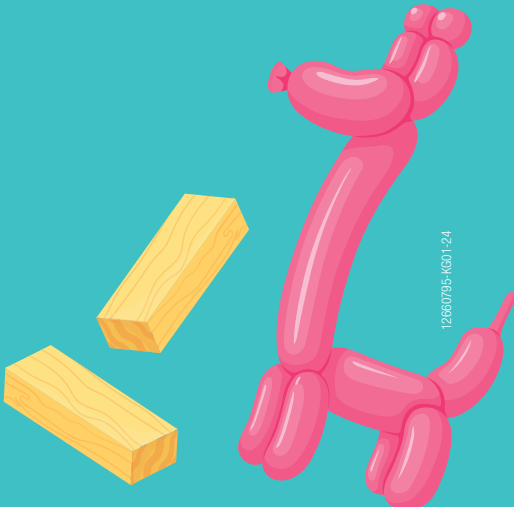
📅 Wednesday 3 - Friday 5 January
🕒 10am - 1pm
📍 Near Coles

Timber Tower Challenge

📅 Monday 8, Wednesday 10 & Friday 12 January
🕒 10am - 1pm
📍 Near Coles

Balloon School

📅 Tuesday 9 & Thursday 11 January
🕒 10am - 1pm
📍 Near Coles





Community heart and resilience

The Stanthorpe Apple and Grape Harvest Festival, a true example of community celebration on the Granite Belt. The event continues to stand resilient in the face of escalating logistical costs and insurance challenges. Despite these hurdles, the festival continues to be a catalyst for economic growth and regional promotion, showcasing the spirit and resilience of the community.

For decades, the Stanthorpe Apple and Grape Harvest Festival has been a cornerstone event in the region, drawing thousands of visitors and highlighting the rich agricultural heritage of the area. Through the dedication and tireless efforts of volunteers, this bi-annual festival has not only thrived but expanded, contributing significantly to the local economy.

“The festival embodies the heart and soul of our community,” says Russell Wantling, emphasizing the monumental effort volunteers put into putting on an event that highlights the region’s vibrant culture and produces economic benefits. “Our volunteers invest countless hours, pouring their passion into ensuring the festival’s success.”

However, the festival hasn’t been immune to the challenges facing many events nationally. Rising logistical costs and insurance expenses have presented hurdles that the organisers have diligently navigated and diversified to keep the festival thriving. Despite these obstacles, the event remains steadfast in its commitment to the



community, fostering economic growth, and promoting the region’s unique offerings. “We’ve faced increased logistical and insurance costs, which have been a strain,” acknowledges Festival President Russell Wantling “but the unwavering support from our community and sponsors has allowed us to overcome these obstacles, along with the committee finding ways to diversify and amend the event to ensure that the festival continues to serve as a vital economic driver for Stanthorpe.”

The festival not only generates substantial revenue during its duration but also serves as a catalyst for post-event promotion, drawing attention to Stanthorpe’s diverse offerings. Local businesses, accommodations, and tourism experiences reap the benefits long after the festival’s conclusion, solidifying its status as a pivotal economic engine for the region.

As the Stanthorpe Apple and Grape Harvest Festival gears up for the 2024 event, the community stands united in its commitment to celebrating the region’s bounty, resilience, and economic vitality. Through collaboration, innovation, and unwavering community support, the festival continues to flourish, showcasing the best of Stanthorpe to the world.

The Stanthorpe Apple and Grape Harvest Festival has been ‘crushing it’ since 1966! The festival is a celebration of the Granite Belt region’s produce and booming wine industry.

Highlights include the Balancing Heart public and celebrity grape crushing, a Apple and Grape Harvest Ball, Channel 7 grand parade, Queensland Country Bank food & wine fiesta, Rebel FM Street Carnival and the Banchetto Italiano (Italian long lunch). There’s also busking, live music, an apple pie competition, apple peeling competition, markets, open gardens, fireworks, a paint and sip, poets breakfast and so much more.

An average of over 60,000 people attend the festival, held every second year.

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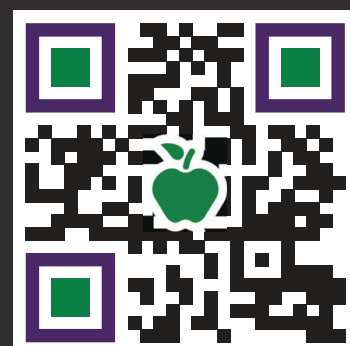
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WWW.APPLEANDGRAPE.ORG



Castle of Tarragindi comes to town

Looking for a school holiday treat? The Stanthorpe Regional Art Gallery, currently domiciled in the Civic Centre in Marsh Street might have just the thing.

Children and families can take part in a free range of fun art-making activities by contemporary Australian artist Natalya Hughes when ‘The Castle of Tarragindi on Tour’ comes to the gallery in the Civic Centre, Marsh Street, on 18 January 10am -11.30 am.

Developed in collaboration with the Queensland Art Gallery | Gallery of Modern Art (QAGOMA), ‘The Castle of Tarragindi on Tour’ invites audiences to create their own digital hybrid creature, decorate and assemble a 3D object, make elaborate patterns using printed paper, and take part in self-portrait drawing activities.

Hughes creates paintings, textiles, sculptures and installations informed by

decorative and ornamental traditions. In ‘The Castle of Tarragindi’, the artist has chosen to explore ‘grotesque’ design, a specific tradition of ornament known for its hybridity.

‘The Castle of Tarragindi on Tour’ features a striking blue and white palette inspired by a grotesque castle interior by French designer, architect, and engraver Jean Berain (1640–1711).

Hughes has also included imagery of things that are important to her in the activity materials – such as the Australian flora and fauna found close to her home in the Brisbane suburb of Tarragindi.

As part of the project, children will be able to view an introductory video where Hughes shares her thoughts on the inspiration and concepts behind ‘The Castle of Tarragindi’.

Queensland Art Gallery/Gallery of

Modern Art Director Chris Saines said the free program would be presented at more than 200 regional and remote venues across all 77 Queensland and Torres Strait Councils areas including 17 First Nation Councils from January through to June 2024.

‘The regional tour of the program from Boigu Island to Birdsville and Millaroo to Middelmount occurs as ‘Natalya Hughes: The Castle of Tarragindi’ continues at the Children’s Art Centre at the Gallery of Modern Art, Brisbane until 14 July 2024,’ Mr Saines said.

Natalya Hughes (b.1971) completed a Bachelor of Visual Arts at the Queensland University of Technology, Brisbane in 2001 and a PhD in Art Theory at the College of Fine Art (UNSW) in 2009. She currently lectures in Fine Art and Expanded Practice at the Queensland College of Art, Brisbane.

Hughes has exhibited her work at

numerous museums and institutions including Queensland Art Gallery/Gallery of Modern Art (2019, 2017 and 2012), QUT Art Museum Brisbane (2016), Artspace Sydney (2016), Hazelhurst Regional Gallery (2015), Performance Space (2012), Parliament House Canberra (2014), UQ Art Museum, Brisbane (2010), Ian Potter Museum of Art, Melbourne (2009) and Tarrawarra Museum of Art, VIC (2006).

Hughes was a finalist in both the Sulman Prize at Art Gallery of NSW and the National Works on Paper Prize at Mornington Peninsula Regional Gallery in 2018, as well as the 2017 Ramsay Art Prize at Art Gallery of South Australia.

For more information visit www.qagoma.qld.gov.au www.srag.org.au or ph. 4681 3991

New gallery and library on target

The Stanthorpe Regional Art Gallery and Library Expansion Project is on target to be finished in early March according to a Southern Downs Regional Council spokesperson.

“Stanthorpe is a thriving creative hub and the Stanthorpe Regional Art Gallery and Library Expansion Project will

deliver a new modern facility that contributes to the greater liveability of the Southern Downs by catering for the arts, culture and learning needs of our community,” the spokesperson said.

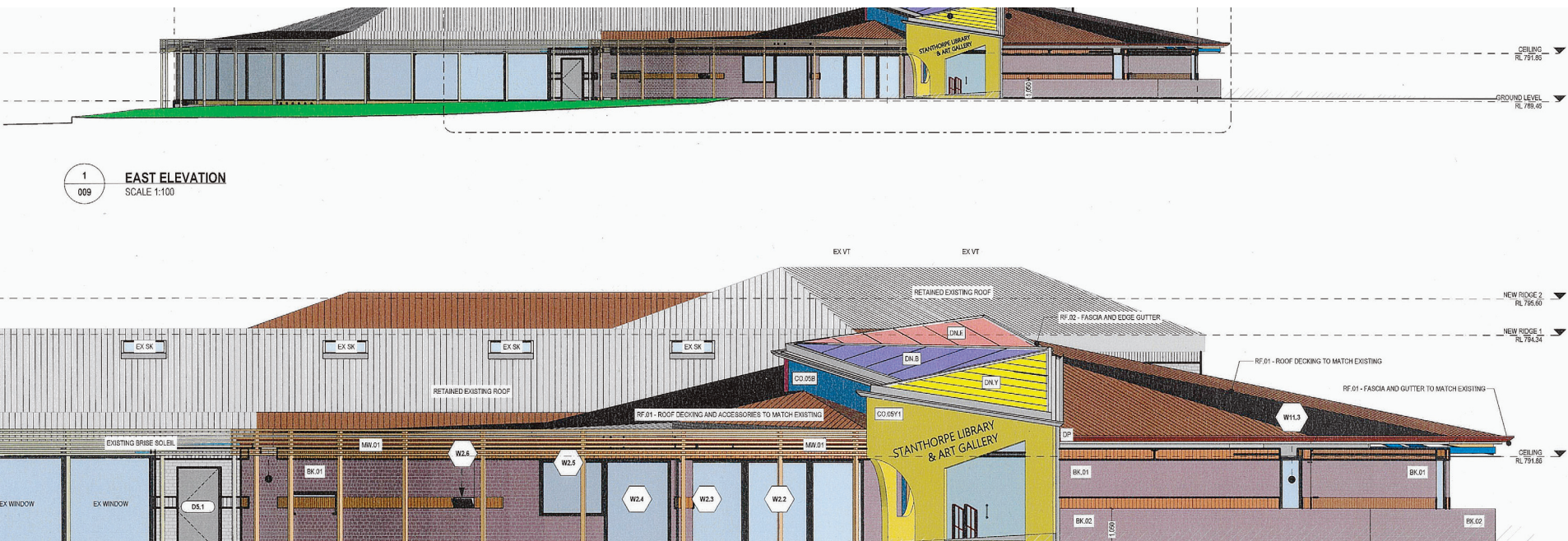
“Not only will this expansion further enhance the services on offer but also provide the library’s \$1m collection of

books with a better home and provide the art gallery’s circa \$2.5m art collection with a storage solution that minimises the risk of fire damage.

“This is a significant improvement to protecting our history and our assets.”



Concept art for the new Gallery and Library in Stanthorpe.



The facilities are expected to be finished in March.



WEDDINGS



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Picking the right flowers

As weddings continue to evolve, so do the trends surrounding wedding flowers.

In 2023, we can expect to see a mix of classic and modern floral arrangements, with a focus on unique textures, colour combinations, and sustainable options.

One trend that is predicted to continue is the use of locally sourced and seasonal blooms.

This not only supports local businesses but also ensures that the flowers used in

arrangements are fresh and vibrant.

We can also expect to see a rise in the use of edible flowers in decor and on wedding cakes.

Colour-wise, bold and bright hues will take centre stage, with the Pantone colour of the year, Viva Magenta, making a big impact in floral arrangements. We'll also see an increase in the use of jewel tones like emerald green, ruby red, and sapphire blue.

These rich colours will be complemented

by a mix of unique textures, such as dried grasses, pampas grass, and feathers.

In terms of floral arrangements, expect to see a mix of classic and modern styles.

Traditional cascading bouquets will be replaced by more contemporary, minimalist designs that focus on a single type of flower or colour palette. We'll also see a rise in the use of floral installations, such as floral arches, hanging arrangements, and chandeliers.



Your wedding colour palette

Choosing wedding colours is an important decision that sets the tone for the entire event.

Wedding colours not only dictate the style and theme of the wedding but also influence the mood and atmosphere.

When selecting wedding colours, it's important to consider the venue, season, and personal style.

One classic wedding colour scheme is white and ivory.

This timeless combination creates an elegant and sophisticated look that is perfect for a traditional wedding.

It's also a versatile colour scheme that can be paired with other colours, such as gold or silver, to add a touch of glamour.

For a more modern approach, consider bold and vibrant colours like fuchsia, emerald green, or cobalt blue.

These colours are perfect for couples looking to add a pop of colour to their wedding



and create a fun and energetic atmosphere.

Another popular trend is the use of pastel colours, such as blush pink, lavender, and mint green.

These soft and romantic colours create a dreamy and whimsical feel that is perfect for a spring or summer wedding.

In the end, there are no right or wrong

wedding colours.

The most important thing is to choose colours that make the couple happy and create a beautiful and memorable event.

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Helping to change attitudes

Early next month the co-chairs of the Domestic and Family Violence Prevention council Vanessa Fowler and Bob Atkinson will head to Warwick and Stanthorpe a keynote speaker at a series of events around the district.

The duo will discuss and be involved in Q&As about coercive behaviour, what it is and the new laws that will come into force in Queensland across several events including a breakfast in Warwick. The events are being rescheduled after fires caused their postponed in November.

They are now being organised for 13-15 February.

Domestic and Family Violence Prevention and coercive control are subjects close both to Bob and Vanessa's hearts – Bob as a former Queensland police commissioner and Vanessa whose sister Allison Baden-Clay was killed by her husband in April 2012.

The pair said they were trying talk to as many communities across the State possible and get the message out about domestic and family violence.

Vanessa said the council has been tasked with working closely with local government council areas and had been contacted by the Southern Downs Regional Council.

"One of the managers of the Integrated Service Response Team, Trudy Peters, approached us and asked if we would come out and speak to the Southern Downs Regional area," Vanessa said.

"So, during our visit we'll have a meeting with the Southern Downs Regional Council and we will also be able to talk to some of the students in some of the schools out there."

She said talking to young people was an important part of what the group was doing.

Vanessa said they were particularly keen to work with young people who might be at risk of being disengaged with school.

"At the moment we have a couple of events set where we will be able to hear not only from our front-line services that work in the area but also the community outlet groups that are interested in our work," she said.

"We know we have a business breakfast set up too. So, we are going to be talking to owners of small businesses, medium-sized businesses and those that are interested in being educated around coercive control.

"All our work is focussed on educating and preventing domestic and family violence and educating people more broadly in the signs of coercive control.

"Our aim is to do that with both the young people in the area as well as business and community groups."

So how important is it to get this message out to rural communities and start the discussion on what coercive control is and how to spot it.

"I think it's extremely important to educate and bring awareness and educate around coercive control," Vanessa said.

"I know when my sister was murdered eleven years ago, we had no language around what it was. "For us as a family, we were looking for the physical signs because we thought that domestic and family violence was physical. We were looking for the black eyes and the broken bones and the bruises and there were none. But my sister Alison's abuse happened behind closed



co-chairs of the Domestic and Family Violence Prevention council Vanessa Fowler and Bob Atkinson.

doors and so it was hidden, and it was an ugly conversation that nobody wanted to have. It was swept under the carpet.

"After many years of highlighting the conversation around domestic abuse that we are finally now, with the Government bringing in this legislation around coercive control, its only now that we've put a label on it, and it's now known as coercive control. Our foundation and many other not for profits in the community are now educating the community around the signs.

"It is really important that not only victims themselves – those going through domestic violence, but also the family and friends, the bystanders, are also very well aware of what is going on. It takes many forms so it's important that people recognise the different forms."

What should we be looking for?

"I suppose one that is very prevalent today is technological abuse because each and everyone of us holds a phone in our hand so it's a very easy tool and mechanism for perpetrators to use," she said.

"Tracking devices, monitoring bank accounts and knowing where a victim moves, where they go, who they see, who they talk to.

"And of course, with young people, there is also pornography and all of those social media influences that are very prevalent in their lives.

"Another one would be financial abuse; they are monitoring bank accounts and restricting access to financial funds. There is also emotional abuse, intimidation, threats. There are various forms and we as a prevention council use the power of control wheel to highlight this. We will be bringing some of those out with us on our trip. It actually highlights all the different ways that we can see and recognise coercive control."

Who are they hoping will come out to the events?

"As many people as possible," Bob added.

"One of the things about domestic and family violence is that they say, quite rightly, that it has no postcode, there is no specific area of society where it exists separate from others.

"Vanessa mentioned young people and it is just so important. One of our great concerns is the access by boys and young men to violent pornography and the messaging that goes with it that this is the way you treat women."

He said they were also hoping to see a lot of people from local government.

"Probably, and this is no disrespect meant to State or Federal Government politicians because their electorates are much larger, local government is generally very much in touch with their own communities," Bob explained.

"What we're looking for here as well



Vanessa Fowler lost her sister to domestic and family violence and is now determined to see a change and to educate the community.



Former Qld Police Commissioner Bob Atkinson believes the momentum for change is building.

is leadership from everyone – sporting organisations, local government, businesses, clubs and can I compliment Zonta – they are a fine organisation who have worked hard in this space.

"To get the sort of change we need, what we need to do is change the attitudes, values, beliefs that lead to the behaviours of people who commit domestic violence. That is not something that can happen overnight, but it can happen, and we believe there is a very strong momentum for change now. Wherever we go we are sensing that."

The events are being presented by the Women's Action and Advocacy Team Southern Downs (WAAT) in collaboration with the State Department of Women's Safety and Violence Prevention, Warwick and Stanthorpe Zonta Clubs, Warwick Chamber of Commerce and SDRC to bring these important DFV Community Education sessions to the community.

Warwick Tuesday 13 Feb Breakfast is 6.45am for 7am start; the second session (free) is at 11am (Club Warwick for both events).

Thursday 15 Feb is 9.30am in Stanthorpe (venue to be announced).

Club Warwick RSL for both Warwick events.

Tickets will be online soon, if people wish to be advised or sent link they can email.



REAL ESTATE FOCUS

A house for an active family

Due to a job change this property at 68 Warner Street, Rosenthal Heights is now for sale.

With a larger yard for perfect for a caravan, family, pets and hobbies agent Helen Harm believes the property, which is in an elevated position only seven minutes to CBD and five minutes to Leslie Dam, would suit and active family.

Featuring four bedrooms with built in wardrobes including a king-sized master bedroom the house features air-conditioning in the living room and ceiling fans in the bedrooms.

There is a bath with separate shower as well as a separate toilet and laundry while there is also plenty of hall storage.

The house also features security screens and doors, tinted windows, freshly painted interiors, new carpet and floor planking.

Outside there is an undercover entertaining area, double detached garage and a garden shed in a fenced 1193 m² yard.

Helen said the overall the house is well maintained with attractive features for family and friends.

Contact Helen Harm on 0408 457 496 to arrange inspection.



Address: 68 Warner Street, ROSENTHAL HEIGHTS Q4370 **Description:** 4 bedrooms, 1 bath, 2+ car **Price:** \$ 475,000 offers over

Inspection: Contact the agent **Contact:** Helen Harm 0408 457 496, HELEN HARM REAL ESTATE

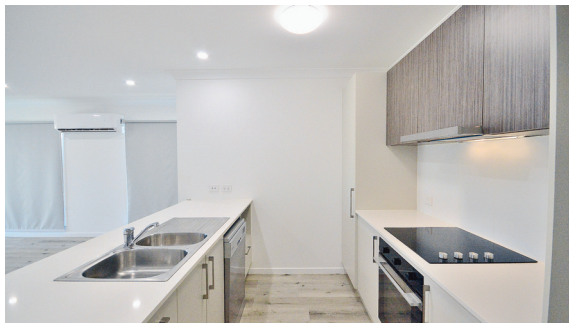




New duplex unit

Constructed in 2022 and purchased in 2023 this duplex unit is in an elevated position in the Orchard Grove estate with Strata Title. “You pay half the insurance for the building and share the cost for any maintenance,” agent Helen Harm said. “There are no body corporate fees for this rendered almost new duplex unit. “It features 3 built-in bedrooms and the master has ensuite, double vanity and air-conditioning.”

The open-plan living area features vinyl flooring, a galley kitchen and air-conditioning while the bathroom has a bath, separate shower and toilet. Their is a privacy fenced courtyard, remote two-car garage and concrete driveway and surrounds. Contact Helen Harm on 0408 457 496 to arrange inspection. Go to www.helenharm.com for more photos



Address: 1/16 Chant Drive, ROSENTHAL HEIGHTS Q4370 Description: 3 bedrooms, 2 baths, 2+ car Price: \$450,000 Inspection: By appointment
Contact: Helen Harm 0408 457 496, HELEN HARM REAL ESTATE www.helenharm.com

WANT **MORE**
FOR YOUR
HOME?



MORE

ADVERTISE YOUR PROPERTY HERE!
In the Warwick and Stanthorpe Today
Property Guide

EXPECT
BETTER PRICE

Up to
16%

higher price for your home¹

EXPECT
MORE BUYERS

42%

MORE buyers at an open home²

EXPECT **MORE**
FROM **PRINT**

28%

MORE page impressions on the online listing²



You can expect a better price and more visitors to your open home²

Find out how you can get a better price for your home by including print to your advertising campaign!

Speak to your agent today about advertising in the

Warwick and Stanthorpe Today Property Guide!



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+



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+



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+

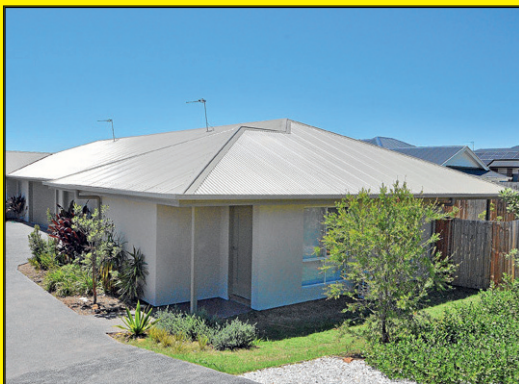


Private Entry

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



New Duplex Unit

Only 12 months old, in elevated position with Strata Title. You pay half insurance for building.

- NO body corp fees.
- Rendered almost NEW duplex unit
- 3 Built in bedrooms • Master - en suite, A/C
- Open Plan living, vinyl flooring, galley kitchen, aircon
- Bathroom has bath, separate shower & toilet
- Private courtyard • Remote 2 car garage

\$ 450,000



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+



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



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+



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

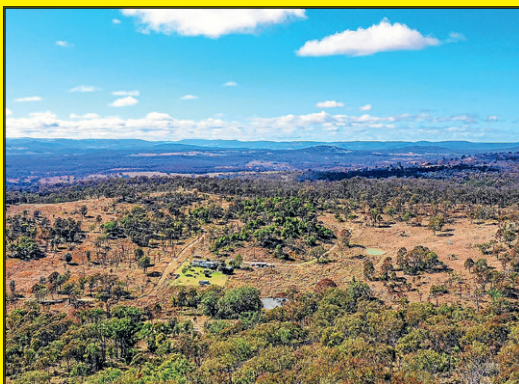


Your Private Castle

Old Butter Factory full of history, now needs new owners.

- 3,194 m² with leasehold title (application can be made to freehold).
- Easy access to rail line may suit astute investor with Inland Rail Project
- Current owner is disposing Inglewood asset due to family commitments and is ready to talk.
- Suit warehouse, tourism, museum or???

\$ 159,000



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

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

MARYVALE - 4047 m², power nearby, level block, VIEWS \$ 125,000

MARYVALE - 1012 m², power in street, corner block, all weather road \$ 150,000

MARYVALE - 8094 m², 2 Titles, power nearby, fenced, 2 x 1 Acre \$ 199,000

MARYVALE - 4047 m², power nearby, level block, fenced \$ 220,000

GREYMARE - 2251 m², bitumen road, power on street, on Greymere Ck \$ 150,000

See www.heleharm.com for more listing

www.heleharm.com

0408 457 496

Helen Harm
Licenced Principal





Simple Country Life

Located a short drive to Warwick – nine minutes or 6.9km – this 11.8ha (29 acres) property has a lot on offer to a buyer who has livestock, according to agent Helen Harm.

She said the farm includes a large five-bay shed with two roller doors, a smaller four-bay shed, cattle yards, a Thompson Longhorn crush and race, pig pens and three paddocks.

There are three water troughs, town water, a dam and one kilometre of electric fencing.

There is a comfortable ranch style brick house which is air-conditioned and features three bedrooms with built-in wardrobes and two bathrooms.

The master bedroom has an ensuite and separate air-conditioning, while there is a fireplace in the lounge media off the entry hall.

The galley kitchen has good cupboard space, electric appliance with the laundry utility next door.

There is a powder room off the family bathroom with a separate shower and bath.

The house features a lot of storage throughout and down the hallway.

There is also a great outdoor north facing entertainment area, with established gardens.

There is a south facing full length patio across the front of the home as well.

“Fastidious buyers will appreciate the attributes on offer at this property,” Helen said.

Contact Helen Harm on 0408 457 496 for inspection.

Go to helenharm.com for more photos.



Address: 82 Smelter Road, ROSENTHAL HEIGHTS Q 4370 Description: 3+ bedrooms, 2 baths, 5 + 3 carpo Price: \$1,250,000 Inspection: Contact the agent
Contact: Helen Harm 0408 457 496, HELEN HARM REAL ESTATE

NEW YEAR

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 31/01/2024. 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 | ABN 98 087 651 116 | AFSL/Australian credit licence 240556



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



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



On a Creek

GREYMARE – 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+



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



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+



This could be
advertising for
your property

Call Helen today!

- BUSINESS OWNERS -

No rental vacancies?

**Have you considered housing as part of your
employment package?**

CALL HELEN TODAY!



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



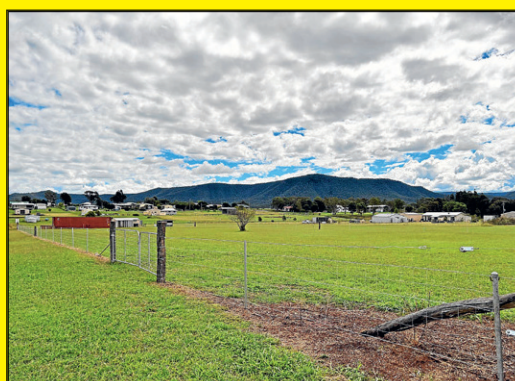
ARATULA Markets

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



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



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



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

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal

