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New committee forging ahead

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The Granite Belt Art Trail, or GBART as its affectionately known, may be more than a year away but with a brand-new committee now in place, planning is already well underway.

The bi-annual event is set for 24-26 October 2025 and will, according to new president Krishna Heffernan, carry the theme “celebrating creativity”.

“We are wanting anyone, or any organisation, that has something creative to do, show or promote to contact us,” she said.

“They can send an email to artisan@gbart.org.au or call me on 0408221771.”

She said the new committee, which was elected earlier this month, is hitting the ground running.

“We’ve got a new committee that’s come in and obviously will bring something fresh and a bit different to the event,” Krishna explained.

“The idea is to grow it. To use the trail as our base for what we want to do. We’re hoping to add other focus points to the event, so it just becomes a celebration of creativity.”

Krishna said there was so much diversity of talent in the region and she hoped that the trail could become more of a festival and celebration of all things creative not just art but food, music, theatre, dance, and poetry.

“When we moved here to Stanthorpe, I was blown away by how creative this community is,” she said.

“Nearly every second person tells you they’re doing something arty or creative or crafty. I was like wow – it’s just amazing.”

“There are so many different groups who are doing things. You’ve got Artworx up at the railway, you’ve got Borderline who have artists from Tenterfield and Stanthorpe and in between, you’ve got the art gallery that promotes and supports everybody and then on top of that you have other little groups.

“There’s photography group, there’s a little group that just does botanical type art, there’s the Little Theatre that does all the performance stuff.

“I’m going to a dance group at the moment – there’s a couple of them around.

“That’s another form of creativity and then you have all the choirs, music groups and dancing groups for younger kids, it just goes on and on and on.”

Krishna and the new committee was



looking forward to the challenge of moving the event forward and building on what the founders had created.

“I just think that the event itself is a great way for people to see artists and last year I was helping with their marketing and sponsorship,” she said of why she stepped up for the committee this time around.

“I was sort of like their go-to person to get that side of things organised. Then the whole committee, who had been there for five years, said it’s time for us to retire. There were positions available and I didn’t want to see it fall over or anything like that.

“My career background, if you want to call it that, before I semi-retired, had been in management and coordinating programs in education and community service work. So, I thought, I’ve got the skills to do it and I really don’t want to see this just go – to have people say well that was a nice idea and then it’s gone away. So, I stepped up.”

She said the committee was looking forward to their new challenges.

“We have the event bi-annually so we’re always on what we call the uneven years so 2025, that way we’re offering something different to Apple and Grape which is on the even years,” Krishna said.

“It’s usually always in the last weekend of October and it’s normally a three-day event. Now we might change that a bit, it might grow a bit who knows, we’ve got to look at that.

“But I guess the big thing that we want to do is widen the scope of who might come and see us.

“Predominantly because we were just a trail, we had people who were obviously interested in art who would come and have a look. But because we offered a huge number of workshops people would book in for them. Most of those people were predominantly artists and people who wanted to have a go at art.

“While this is going to always be our core business, we want to open up to see it as more like a celebration of creativity, like a festival as well.

“This will mean we will do activities that more families and people who just want to go out and have a fun weekend would come along to, for example, a craft market morning.

“Maybe a concert that highlights musicians and performers or poetry. Things like this that haven’t really been attached to the trail in the past.

“We want to see kids getting in and having a go.

“We want to see whether or not we can add some creative activities for children and that will hopefully bring out more families and local people as well.

“We just want to grow it into a major creative event for Stanthorpe and the region.

“The other focus we want to change, we’ve had our artists who want to book in and do their art, but because we want to change this into a creative focus, we want to involve more of the organisations in the community.

“I’ve been asking them to think about how, as an organisation, they might take on an activity or something they would like to do that showcases their creative endeavours.

“It could be Little Theatre as an example – what would they like to do as a group?

“We’ve got the pottery club; we’ve got artisan food makers - what would they like to do as a group?

“I’m trying to think outside the box – how do we show case creativity.

“That’s kind of the push that I would like to see.”

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Artists of all ages take part in the annual event.



School groups and individuals are preparing for another year of eisteddfod.

Performers ready to face the music

BY TANIA PHILLIPS

The best musical, dance and acting talent of all ages from across the region will tread the boards at the annual Border District Eisteddfod at Stanthorpe Civic Centre from 19-29 May.

It's one of those rites of passage events for members of the arts community and for many young performers, it's one of the first times they ever step on a stage to perform.

It's also a chance for those of us more talented at watching than doing, to enjoy the performances for a gold coin donation.

New Eisteddfod publicity officer Vanessa Boulton said the event had been going 47 years with generations of locals (and visitors) taking part including well-known performers Matthew Manahan and Matthew Leigh.

The Border District Eisteddfod began in 1977 and has been an annual event in Stanthorpe ever since.

Since its inception the Eisteddfod has incorporated many diverse sections in music and drama and in 2014, dance was added to the program disciplines.

Annually more than 1000 competitors take to the stage in 170 sections both as individual entrants and school groups.

Vanessa said the aim of the Border District Eisteddfod was to give amateur competitors of all ages an opportunity to showcase not only their talents but to have a platform to compete, perform and receive feedback from professionals in their field in a safe and encouraging environment.

In 2015, the Committee dedicated the Eisteddfod to the memory of Joan Smith. Joan had held the position of Secretary and Treasurer since its inception.

"We have three disciplines – music, drama/performance and the third discipline is dance," Vanessa said.

"We have a record number of entries, I believe it's 1070 which is really great but there has been steady growth each year.

"It's always around May, this year it starts on the 19th with drama and performance I believe and that will be followed by music and dance but the full program is on our website.

"We're lucky here in Stanthorpe and surrounds because we have a lot community support from sponsors and volunteers.



Olivia, aged 11, is preparing for another year of Eisteddfod the family has fallen in love with the event and her mum Vanessa is now the new publicity officer.

Without them we can't run the eisteddfod. It's a small group that organises it all but without the sponsorship and volunteers it wouldn't really be impossible."

And it's not just Stanthorpe or even Warwick entertainers who take part.

"The event allows entrants from further afield as well as locals and we have people coming from Goondiwindi, south of the border – all over. It is open to anyone who wants to come and perform."

It is often a misconception that Eisteddfod's are just for school kids, something organiser are trying dispel, encouraging entrants of all ages to come along and be part of the event.

"Before becoming the publicity officer this year, I had thought it was a children's things but it's not," Vanessa explained.

"There are adults who perform in a different sections. Last year I went to that and it's very entertaining. I actually think there's a few more adult entries this year which is great to see.

"This is such an important event it allows performers to gain experience in front of an audience and to obtain important feedback from the adjudicators who are experts in their fields."

She said they were really also encouraging people to come along and watch what was

basically a daily concert.

"It's a very cheap concert, just a donation to come in and watch the performers," Vanessa said.

"You can come in and stay as long as you like. You can come back each day, just to be part of a community event and support not only the kids but the adults who are getting up on stage and performing."

While awards are given out she said the emphasis was really on the performers getting feedback on how they can improve their craft.

"I try and tell my daughter it's not a competition even though they do give out places – it's great to listen to the feedback of the adjudicator," Vanessa said.

It is also a chance of meeting other performers from across the region and beyond and to help build a strong arts community.

Vanessa's 11-year-old daughter Olivia is a veteran of the event, competing in for several years in multiple divisions and it's obvious that she loves it (almost as much as netball).

She said she entered her first event at the age of five thanks to her school.

"I competed with school at first but in the past three years I've sort of moved up and done some solo, trios and duets," Olivia said.



Ivy Hill.



Talented dancer Eliza Telfer.

"I love how you can just be yourself, have fun and just sing. I really like singing – I am with the Granite Belt Junior Choir. I love to sing Disney movie songs for the Eisteddfod or like a pop song, they're probably my two favourites. My biggest success was a couple of years ago with the song Cruella De Vil."

Like hundreds of other youngsters (and not so young) across the Granite Belt and beyond, Olivia is already preparing her singing and drama pieces for the event which she says she does "just for fun" – she doesn't want to do it as a profession (although she wouldn't mind being an Olympian).

The Eisteddfod will hit the stage from 19 May check out the group's website for details.

Glen Lough Cabins lead way

Glen Lough Cabins, nestled in the beautiful Granite Belt region is pioneering inclusive experiences – their efforts have secured funding through the Queensland Government’s Accessible Tourism Experiences Grant, affirming their commitment to ensuring accessibility needs for all guests.

Owners Pat and Sheila O’Boyle, affectionately refer to Glen Lough as ‘a little slice of heaven’ – they describe the moment when a friend visited and encountered difficulty navigating the property before the cabins were built. This inspired them to build a fully accessible cabin.

Approximately 20 per cent of Australian adults have disabilities or long-term health conditions, making it tough to find suitable accommodation.

While some currently avoid travel, enhancements in sectors like accommodation, transportation, and technology could encourage people to venture out. Implementing comprehensive improvements, could see the potential revenue from this demographic reach approximately \$735 million, according to Tourism Research Australia.

Queensland Country Tourism CEO, Peter Homan emphasised the importance of ensuring that all travellers have access to accommodation that meets their



Grants have allowed Glen Lough Cabins to become more accessible.

requirements.

“It is fantastic to see regional accommodation upgrade their facilities and taking proactive steps to enhance accessibility,” he said.

“We know that creating welcoming environments and prioritising accessibility benefits both visitors and businesses, fosters inclusivity and expands customer bases –

further boosting regional economies,” Mr Homan said.

“I congratulate Pat and Sheila from Glen Lough Cabins on their commitment to inclusivity, which sets a wonderful example for others in the industry.”

Sheila said their cabins are a retreat for anyone looking to getaway.

“The grant enabled us to buy all the



The beautiful views of Glen Lough Cabins.

equipment that you would need when travelling and perfectly tailored to those with disabilities, ensuring one of their cabins is fully accessible,” she said.

“Come to enjoy the space, soak in the sunset or the Milky Way on our beautiful easy to access decks and relish the beautiful countryside.”

Glen Lough has four cabins in total. One of the four cabins is spacious enough for effortless mobility and accessibility, non-slip floors, expansive deck, lower-height features and wide doorways.

One cabin specifically catering to disability has a roll-in shower, a tilt shower seat, hoist, grab rails and raised toilet.

The grant was also used to concrete parking space beside the cabin.

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BY TANIA PHILLIPS

Jessica Perry has always loved to create, even as a kid if she wanted something and it didn't exist she would find a way to make it, so it seems only natural that, as the daughter of a saddle maker, she would eventually start making things with leather.

What might have come as a surprise was what she and her husband Daniel actually make, though maybe not if you know them.

The Warwick-based couple make fantasy items through their company Axe and Rose Larpoury, selling them to fans at Warwick CelticFest, Witches markets and the Pop Culture festival Supanova in Brisbane and on the Gold Coast.

Their items from vambraces to teacup holsters are proving a huge success attracting fans from all over Queensland. They hope to expand into NSW in a few months with an appearance at the much bigger Sydney Supanova in June. But while it all seems inevitable that this is what they would do – it all happened kind of by accident.

"My husband and I are third generation leather crafters, and he had a shoulder injury about a year and a half ago which meant he couldn't do his work anymore," Jess explained.

“He needed a hobby that would end up earning money.

"We both absolutely love fantasy, reading and watching it, and we were really really inspired by that love to find a way to combine it with our love of leather work."

"We met online about eight years ago now and we've been married for five years, one of the things that drew us together was our love for fantasy both reading and watching tv and everything like that.

“Dan is a third-generation leather crafter and I’m second generation – daughter of a saddle maker- and we have found that creating costumes with leather is something that we really enjoy doing. Our love for fantasy really inspired us all of the way through.

"I think we were watching *The Seeker*, *The Wheel Of Time* and *Outpost* when we got into this (fantasy leathermaking).

“Seeing their costume design and how much they worked with leather was really fascinating to me, seeing how they could incorporate it into different parts of outfits.

"We started off making keychains and small wallets and we were finding they weren't selling at markets but then we 180'd on that one and went into teacup holders and vambraes and little pouches that you can pop on your belt."

Their first market was at Celtic Fest in Warwick where the leather keychains failed to set the world on fire however their neighbouring stall owners – Midnight Ritual owners and wand makers, Jimboomba couple Liz and Phil encouraged them to embrace the fantasy side of their business.

"They encouraged us – they said if you want to do fantasy, do fantasy don't try and play to everyone else's likes. We're still fantastic friends with them they really encouraged us," Jess said.

They embraced the fantasy and whimsy and haven't looked back since, in fact their most popular item is probably their most whimsical – teacup holsters.

"They were really the starting point on this fantasy journey," Jess laughed.

"It was super flamboyant and super fun, I



hadn't seen much like them anywhere," Jess said.

“They took forever to make a pattern. But it was something that was so unique and different that it was an instant hit.

“It is so cool to go to Supanova or witch markets and see someone wearing it – it’s amazing,

"We have people who come through every single market. We had someone at the Supanova last year who said they bought a ticket just to get in the door to see us. We were like – us? There was a Mandalorian and other stars there, you haven't come to see them? You've come to see us?"

“But yeah, having those repeat customers come around and show us what they are wearing and making outfits from our stuff, it’s just fantastic to see.”

While some leather makers concentrate on re-enactment quality leather goods, Jess and Dan's creations are more for fantasy fans who just want costumes to wear.

"A lot of people wear our stuff to D&D (Dungeon and Dragons) nights, when they are meeting up with friends," she said.

"There is still a LARPing community, that's a Live Action Role Play Community, that meet in Brisbane and they will wear outfits there as well but most people will just wear them to the markets. We have a couple of guys, who dress up as plague doctors, who have bought stuff off us at every single witches market. Which is great.



Both Jess and Dan come from leather-crafting families and met online through their love of fantasy.

“At the moment we sell mainly at the witches markets and Supanova and this year we’re doing the Collectors Market as well which is a little bit more Tabletop (game) focussed but we do have dice trays we’re going to try and sell there,

“The Collectors Market is 18-19 May at Eagleby and we have another market on the same weekend on the 18th, which is the Witches Markets on Bribie Island so Dan and I are going to be two places at once on the same weekend.”

The pair, who source all of their leather,

buckles and belts from local Southeast Queensland businesses (for the added help and advice they receive as well as the quality of the products) moved to Warwick (and now to Legume to be closer to Jess's dad and stepmother) for the climate.

"You have to be very very careful with leather because it's a natural product and if it gets too hot its going to start going silly and if you get it in the sun it discolours so you have to be very very careful," she said.

So, what next for their growing business?

"So far, we've only done Qld Supanova's but we're going down in June to the Sydney Supanova – this is our first year of actually leaving Qld to see how we go in a different state," she said.

"It's pretty exciting.

“There’s a big Dungeon and Dragons population down in Sydney.

"We have decided we have to triple our stock that we usually do for a Supanova. We've done modifications to our car, we now have a canopy on the back of our ute so we can fit triple the stock."

Of course, their ultimate dream is to eventually have their leather work feature on shows like the ones they have loved and drawn inspiration from.

"That's the dream, we would absolutely love to be picked up by a designer or something and have something of ours featured on a show, that would be absolutely amazing," she said.

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St Mark’s continue fete tradition

For more than 50 years the St Mark’s Annual Parish Fete has been held in Warwick and in 2024, the fete fabulousness continues on Saturday, 11 May from 8.30am to 1pm.

With more entertainment and demonstrations planned from community organisations and groups, along with favourite stalls, the Parish is a great place to enjoy a relaxing morning out and if needed to buy a special someone that last minute Mother’s Day present according to fete chairman Greg Carey.

Greg, who has been involved in the organisation of the fete for 40 years there will be the favourite fete stalls such as the Cakes, Biscuits and Sweets stall, which are always so well supported.

“Get in early to get your slice of home-baked deliciousness before they are gone,” he said.

“Our monster jumble sale in the Parish Hall is always a winner and there is something for everyone in there, from a crystal glass to Tupperware, linens, furniture, clothing, paintings. Sometimes we even have the kitchen sink.”

“Follow the path and stop by the varied stalls on show – craft, books and magazines, plants and produce, lucky numbers, before taking a seat and enjoying the entertainment

of local talented dance groups, choir, Bands, and other surprises.

“As well as the group demonstrations and displays of Warwick Spinners and Weavers, wood-working, cars, and corn-hole , St. Mark’s church will also be open to walk through and view the historic and heritage listed stained-glass windows and sandstone.”

The St Mark’s Women’s Guild prepare and offer a home-made Devonshire tea for something light while enjoying the morning’s entertainment.

“For those looking for something a bit more substantial, head on over the BBQ tent and enjoy a mouth-water steak burger or sausage sandwich, cooked to perfection,” he said.

“With or without onions. Eftpos is available and bring along your coins for the Guild Raffle and the soon to be needed Wood Raffle for the cold months ahead.”

Funds raised on the day are split between the Parish and both local and national community groups.

Don’t forget to visit with us and maybe even pick up that perfect last minute or extra Mother’s Day present at the St. Mark’s Anglican Fete on Saturday 11.05.2024 from 8.30am.



Melomaniacs will be part of the entertainment at this year’s fete in the grounds of St Marks in Warwick.



The ever-popular garden stall.



The Guild’s sensational morning tea cafe.

See the wild flowers while they last

BY KARINA DEVINE

This is the last chance to see the Wildflowering by Design touring exhibition at Warwick Art Gallery.

The exhibition presents works by Queensland artists who work across the art and design spectrum, taking a fresh look at our botanical and wildflower heritage.

For this show, exhibition artists, who hail from across South-East Queensland, engaged with local landscapes, plants and stories to create new works across the art and design spectrum. Work by other artists from the Southern Downs will contribute to a local component of the show, following through on workshops that were held at Warwick in November 2023.

The exhibition is curated by Dr Sue Davis and Dr Lisa Chandler, who pay tribute to women such as Kathleen McArthur (1915-2000) and Judith Wright (1915 – 2002) who became voices for native wildflowers and the environment.

“Like the wildflowers themselves, they resisted being tamed and orderly. They were independent trailblazers who used many means, including their writings and artistry, to inspire a love for our native wildflowers and plants” (Extract from the Wildflowering by Design curatorial statement)

Artists featured are Rose Barrowcliffe, Nai Nai Bird, Renata Buziak, Donna Davis, Joolie Gibbs, Anne Harris, Nicole Jakins, Shelley Pisani, Edith Rewa, Cara Ann Simpson, Marni Stuart and Emma Thorp.

Several local artists have also been included in the exhibition as part of the curators’ mission to build a broad and



Watercolour on Arches Paper 76 x 57 cm.

authentic awareness of wildflowers across Queensland.

The local artists were invited to

participate in a workshop held late in 2023 and to submit work along with a written statement. The artists included in



After the Fire, Marni Stuart Paint and pen on board 40cm x 60cm.

the Warwick iteration of Wildflowering by Design are Leonie Harrison, Stephanie McKosker, Barbara Stephenson, Corina Graham, Leeanne Konstantinou and Hilda Bryzenski.

This project is an initiative of Wild/flower Women Projects. It is supported by the Queensland Government through Arts Queensland.

Wildflowering by Design is a Free exhibition closing in the next few days at Warwick Art Gallery, 49 Albion Street Warwick. Open Tuesdays to Fridays 10 am to 4 pm and Saturday 10 am to 1 pm.



WEDDINGS



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Dos and don'ts for hair

Your wedding is coming up, you have the perfect shoes and dress and even the perfect headpiece - now you just need the perfect hair.

Here are some tips to help achieve the hairstyle you want to complete your look.

Do...

1. Have a hair trial! The session should allow enough time for you to try three different hairstyles. Be sure to bring your headpiece (or photo of it) along. Book your stylist four to six months ahead of time, and have your trial four to six weeks prior to the wedding.
2. Speak up! Explain the style of your wedding and reception to your stylist, and bring a photo or sketch of your gown. Ask him or her to suggest looks that will harmonise with the overall feel of your wedding.
3. Be open to suggestions. You may think you want a cascade of rolling waves, but don't pass on the opportunity to try, say, a low, loose chignon, or some clip-on extensions. Go on - it's only a hair trial and you may be pleasantly surprised.
4. Take pictures as you go. Bring a friend to your trial, and have her take photos of all your options from every angle. Be sure to capture the front, profile, back, even how your hair looks from above. The goal is to have every side be your "best side," since you're sure to be photographed from every angle on the big day.
5. When scheduling your hair appointments for your actual wedding day, add a cushion of time so no-one (you or your bridesmaids) will be "fashionably late."
6. Do wear a button-front shirt or dress for your day-of styling. That way, when you change into your wedding dress, there is no pulling of shirts over your finished hairdo.



Don't...

1. Don't assume your regular stylist is best for your wedding. The go-to hair pro who cuts your hair every six weeks may not be well versed in wedding 'do's. If this is the case, get referrals from recently married friends.
2. Don't assume anything when it comes to the language of hair. Bringing in images will help your stylist identify what you want. Terms like "big bun," "soft waves," "sophisticated," and "chic" mean different things to different people, so comparing visuals can be the best way to communicate.
3. Beware of tendrils-overload. A few flirty tendrils around your face can look romantic as long as there are only a few and they are not too long. Too many strands can cast unflattering shadows on your beautiful face.
4. Don't neglect the neckline of your gown. Whether it's strapless, one-shoulder or sweetheart, the top of your gown is a key shape to keep in mind when it comes to

choosing your hairstyle. A full-on updo may feel (and look) too bare with a strapless dress.

5. Don't hide your highlights. When highlighted hair is pinned into an updo, a chunk of dark hair is revealed beneath. Break up the solid color by having extra highlights applied at the under layers of your hair if you plan to go with an upswept style.

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Some of the beautiful work of the Pottery group.



One of the beautiful teapots created over the years.

Fifty years of Pottery Association

.....

The Warwick Pottery Association is celebrating its 50th anniversary with a major exhibition at the Warwick Art Gallery opening on 10 May at 6pm.

The official opening will be conducted by Dianne Peach, a renowned potter and one of the earlier tutors for the association when it first formed in 1974.

Current president Sue Creed said Dianne had been a constant supporter of not only the Warwick Potters, but pottery in general.

Sue said for 50 years, the Warwick Pottery Association has brought together individuals who share a passion for clay and craftsmanship.

“It has provided a nurturing environment where beginners and experienced potters alike can learn, grow and inspire one another,” she said.

“With tutor’s workshops, classes and collaborative projects, members have honed their skills and expanded their artistic horizons.”

She said the club’s 50th anniversary was a testament to the dedication and tenacity of its members.

“From 1974, when the first Raku workshop was conducted by Betty Crombie, interests were ignited,” Sue said.

“Through challenges and triumphs, the club has persevered, fostering a sense of community and camaraderie. Today the club has become a place where friendships are forged and connections are made.

“Throughout its history, the pottery club has not only been a creative outlet but also an advocate for the arts.

“In the beginning, members understood that tutors who could provide knowledge and expertise were needed, so the club could thrive.

“An energised focus on teaching and learning has provided members with the skills and knowledge to actively participate in local exhibitions, showcasing their talent and promoting the beauty of pottery.”



She said the exhibition showcases the incredible talent of tutors who have shared their knowledge and skills over the years.

Also included are current members’ works which are a testament to their ongoing dedication to clay, friendship and

artistic expression.

“As we celebrate this milestone, let us recognise the invaluable contributions of the founders, tutors and past and present members who have dedicated their time and energy to the pottery club,” Sue said.

“Their collective efforts have shaped the club into what it is today – a thriving community of passionate individuals united by their love for pottery.”

The exhibition will run from 9 May to 8 June at Warwick Art Gallery.



Home among the fruit trees

Agent Helen Harm believes this property is the perfect place for a multi-generation family who needs the space for privacy and comfort.

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

There is both air-conditioning and ceiling fans for comfort as well as a large open-plan living and dining area and a large family lounge and living space.

The well-appointed kitchen features all the mod cons including a five-burner gas cook top/ electric oven.

The house features VJ walls and high ceilings and there is a laundry/utility/craft room.

Outside find a large carport for four to six cars as well as a four bay lock up shed and skillion carports which Helen believes is the perfect mancave.

Out the back is a chicken coop as well as herb/kitchen gardens and more than 20 fruit trees.

There are four rain water tanks and 22 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, 2.5 baths, 8+ car Price: \$765,000 Inspection: By appointment

Contact: Helen Harm 0408 457 496 Agent: Helen Harm



.....

"This is a reluctant sale by the owner due to health issues. We ask that only genuine

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

- Sell products always in demand
- Main Street location
- Workwear, work boots, safety supplies & more



- Solid customer and account base
- Open five and a half days
- Steady growth since 2008
- Easily run by owner and one or two staff

Address: 155 Palmerin Street, WARWICK **Price:** \$199,000 + stock **Inspection:** By appointment **Contact:** Helen Harm 0408 457 496, HELEN HARM

WANT **MORE** FOR YOUR HOME?

EXPECT
MORE
FROM **PRINT**

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!

WARWICK AND STANTHORPE TODAY PROPERTY GUIDE: 4661 9800

Warwick*Today* Stanthorpe*Today*



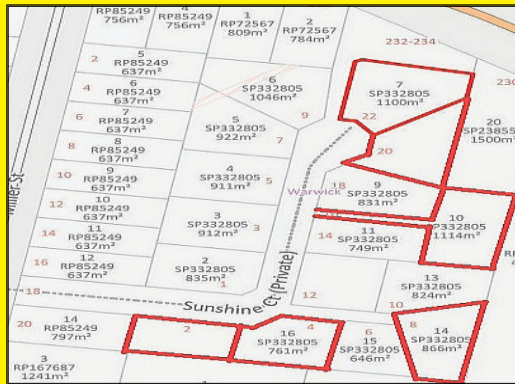
HENDON Half Acre

Investors opportunity!!

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

Half Acre Lot

\$ 65,000



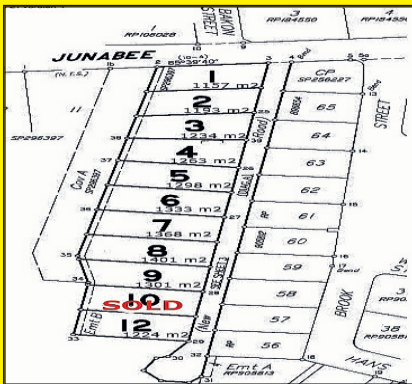
Solar Estate

Warwick Solar Estate is an innovative housing estate that takes living with renewable energy to a new level!

While the effects of every natural disaster cannot be totally provided for, one thing that can help in these situations is being independent of the electricity grid.

Solar panels alone will not meet household requirements if the grid goes down.

From \$150K



RIVERVIEW ESTATE

NEW subdivision off Junabee Road with all amenities overlooking the Condamine River. Country lifestyle only minutes to Warwick CBD.

- 8 Lots LEFT - from 1157 m² to 1401 m²
- Power available
- Bitumen road access
- Curb and channeling
- Street lighting

Price from \$180,000 to \$220,000

\$ 180,000



Hendon Half Acre

HENDON
1 Acre (2023 m²) in the quiet village of Hendon. Quiet country lifestyle only 40 mins to Toowoomba.

- 2023 m² – ½ Acre
- Sloping from front to back
- Power available
- Boundary fenced
- Zoned as Rural

\$ 50,000

For Rent: 4661 3663

- ALLORA - UNIT 2 bed, 1 bath, Open plan living, enclosed courtyard, 1 car **\$ 290 p.w.**
ALLORA - 3 bed, 1 bath, Open plan living, enclosed courtyard, 4 car..... **\$ 430 p.w.**
4 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 2 car..... **\$ 600 p.w.**

**URGENT !! WE NEED RENTALS
IN GOOD REPAIR**

- BUSINESS OWNERS -

No rental vacancies?

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

CALL HELEN TODAY!



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

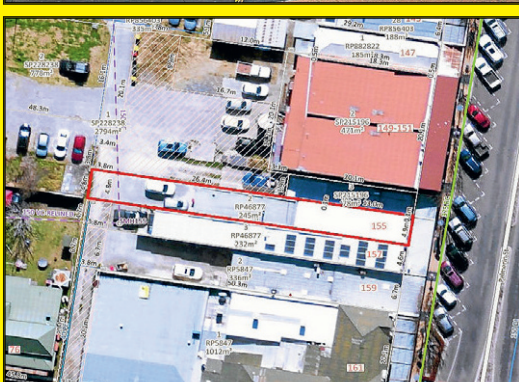
\$ 199,000+



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



155 Palmerin Street

BUSINESS PREMISES

- 3 x 3 yr lease in place with long established business
- Main Street frontage
- Parking at the rear of building
- No asbestos
- Business renting is for sale
- Buy Premises and Business ????

\$ 400,000



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





Enjoying panoramic views

Enjoy the relaxed ease of country town living with this cottage set on a hilltop overlooking Maryvale, 20 minutes from Warwick.

This practical two-bedroom cottage is set on an elevated 2.17 Ha (5.3 acres) block and features panoramic mountain views.

Agent Helen Harm said the main bedroom has good flow through ventilation and plenty of natural light.

There is air-conditioning in the open plan living area, which also features a functional gas/electric kitchen.

The bathroom has a shower, toilet and is combined with the laundry.

Outside the attached outdoor area can double as a carport while there is also a two-bay shed which houses the tractor, ride-on mower and more.

“The trees on the lot add extra country feel to the property,” Helen said.

A large 36,000 litre tank plus small rain water tanks on the sheds supply ample water and the septic system.

The bore water is potable (drinkable) and operates off the windmill or electric pump.

As a bonus the owner will include the UHI 4-wheel drive tractor and implements, ride-on mower and more for successful buyer.

Features:

Cottage

- Two bed
- One bath
- Air-conditioning in living
- Kitchen has gas stove
- Undercover entertaining
- 10.5 KVA solar system

OUTSIDE

- Bamboo sanctuary
- Two-bay Shed, 8m x 6m
- Extra storage sheds
- Rain water tanks, 36,000 lt
- Bore with windmill & electric pump (potable water)
- 2.17 Ha
- UHI 4×4 drive tractor & implements
- Hustler 60? ride-on mower

Community Features include:-

- Playground/Park
- Primary School
- Secondary School Bus
- Hotel/Motel

Contact Helen Harm on 0408 457 496 for inspection.

Go to www.helenharm.com for more photos



Address: 67 Richards Road, MARYVALE Description: 2+ bedrooms, 1 bath, 4+ car Price: \$995,000

Inspection: By appointment Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

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 31/05/2024. 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 trading as Warwick Credit Union, Gympie Credit Union & Dalby Credit Union
BSB 817-001 | ABN 98 087 651 116 | AFSL/Australian credit licence 240556



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

\$ 430,000



Views on Hill

City views from elevated 815 m²

- 4 Bedroom, built ins • Master has en suite
- Aircon Open plan living opens to undercover outdoor entertaining
- Modern kitchen - s/steel appliances, pantry
- Family bathroom - bath, shower, sep toilet
- Large family rumpus - laundry in cupboard

Lease end 29/03/2024

INVESTORS: Rent at \$500 p.w.

\$ 500,000

WE'RE IN A SELLER'S MARKET!!

Take advantage of this unprecedented timing.
BUYER interest from Interstate and across Queensland.

LIST YOUR PROPERTY WITH US NOW!!



Versatile Investor

Modern home in an estate where comfort is king.
Ideal for young and old

- 3 bedroom, all built in, ceiling fans
- Master has ensuite, walk-in robe
- Open plan living, slider to u/c entertaining
- Atrium windows over modern electric kitchen
- Laundry in garage
- Rainwater tank in enclosed courtyard

\$ 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 • 2½ Bathrooms
- Dining/ living • 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
- 22 Solar panels – 6.5KVA

\$ 765,000



Style & Space

KILLARNEY - Spacious layout to modern, wheelchair friendly, 4 bed, 2 bath, open plan living, verandahs on 4 sides, 2 bay + workshop detached garage, chook run on 2,102m².

- 4 Bed, built ins • Aircon & Ceiling fans
- 2 Bathrooms • Open plan living/dining
- Large family lounge living
- Well-appointed kitchen, mod cons, electric appliances • Higher ceilings

\$ 650,000



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



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!



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 overlooks dam & play area
- 64.77 Ha • 3 bay Shed • 2 Dams
- Solar + Mains Power • Rain Water Tanks

\$ 890,000



Panoramic Views

COTTAGE

- 2 Bed • 1 Bath • Air conditioning in living
- Kitchen has gas stove • Covered entertaining
- 10.5 KVA solar system

OUTSIDE

- 2.17 Ha • Bamboo sanctuary • 2 bay Shed
- Extra storage sheds • Rain water tanks
- Bore- windmill & electric pump (potable water)
- Hustler 60" ride-on mower • UHL 4x4 tractor

\$ 995,000

LAND

WARWICK : 672 m² to 1114 m², Warwick Solar Estate, NEW development From . \$ 150,000

WARWICK : 1157 m² to 1401 m², Riverview Estate, NEW developmentFrom ... \$ 180,000

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

HENDON - 2023 m², power 500m approx, rural fence \$ 50,000

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

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

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

See www.heleharm.com for more listing