

JULY 2024

SOUTHERN LIVING & *Real Estate*

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WHEN EVEN THE TREES RUG UP...

STORIES INSIDE

Jumpers and Jazz

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Branching out for Jumpers and Jazz

BY TANIA PHILLIPS

It's 20 years since the Jazz and Jumper in July festival began and in that time the Warwick Art Gallery has been an integral part of the event. So, who better than the Gallery Director Karina Devine to put together a book celebrating 20 years of tree art.

It's one of several major contributions that the gallery is making to this year's festival and event which has become one of Karina's favourite events in the region.

For Karina, who became director when the event was in only its third year, always looks forward to JJJ but this year especially.

"We have a couple of new things for the 20 years," she said.

First up the gallery is holding a retrospective exhibition of tree jumpers and their stories in one half of the gallery, opening on 18 July - the first day of the festival.

"We've also created a book," Karina said.

"We've interviewed 20 artists who we selected as participants over the years. The book is so beautiful - what they say, and the pictures, it's all fantastic. So, I'm really, really, really excited about that."

The book, which is not specific to this year, will be available at the gallery for \$10.

"It's been a big project. I started it really early so it's one that hasn't given me too much stress apart from finding all the photos and making sure they are good quality," she said.

"As well as that I've bought together three different exhibitions in the rest of the gallery. I've kind of curated a multi exhibition viewing experience - all things that relate to the textile arts but all a little bit different. We will also have a couple of workshops."

She said what they really wanted to do for this year's 20th anniversary was some sort of projection-art like Sydney's Vivid Festival.

"Unfortunately, it was cost prohibitive but what we have got is these giant inflatable animals that are so big that a whole class of kids can fit inside," she enthused.

"They are coming here on the last Thursday, Friday, Saturday of the festival and running sessions where kids can dress up as animals and have a story telling session inside the blow-up animals. "That will be outside the gallery as well.

"It's very exciting. The company that do the projection art suggested we might be interested in the animals. The artist Evelyn Roth is 87 and she's pretty much an institution at Womad in Adelaide. It was



The Starry Starry Night jumper made by the Maryvale Art and Craft Group in 2011.

their recommendation and I looked at it and thought that was what we needed. I wanted to be able engage kids and provide inexpensive activities for kids."

Of course the main focus and first priority of the Gallery is, as always, the yarn-bombed trees in the main street.

"They are all fully allocated and artists are busy finishing off the paperwork for us so we can make up all their labels that tell all their stories and get them ready to install," Karina explained.

"That's all going very well. And then we've got the judge all lined up to come and do the judging on the first Friday and the winners will be announced on Saturday at the market at midday.

"Last year we introduced a QR code for People's Choice and that was really really successful so that people could do it on their phones. We've also incorporated that again this year. People can come and vote for their favourite tree and it also gives us information to tell us where they're from which helps us know who our audience is and where our visitors are from."

Karina provides four guided walks around the trees during the festival

"One of them is at night which is really good," she said.

"I really like the night time one because that's a lot quieter. I used to do a lot more but it's very hard to be heard when you're trying to walk around all the jazz and everything that happens in the street so I just do them when when I can fit them around what ever else is happening."

This year there will be a lot of decorated trees to see with more than 80 - all decorated around the artists interpretation of the theme "score".

"When you start thinking about it there are lots of different ways you can interpret that - like someone said - 'oh score like you score the top of a roast pork' - I said you could put a roast pork on the tree or a ham," she laughed.

"Quite a few people have gone right back to the beginning of that word when it was first used to count sheep. There's been score games, or musical score.

"Looking at this year's list we have 84 trees, it does change around every year but we really have focused on making sure we fill the precinct between the gallery and the townhall because there's a lot more general



Pictures from the book: The Many Faces of Snoopy by Leslie Clayton on 2022.

festival focussed on that space as well as far as putting music, food vans and things like that. So we wanted to make sure all those trees in the carpark were done."

Karina has been involved in the festival for all but the first two and she has watched it change and evolve over all that time.

"It's changed in lots of ways - the trees were quite small 20 years ago and the artworks were sort of dictated by the shape people did," she said.

"Everyone did the same shape - like a little rectangle and the gallery team actually installed them all. But over time I liked the tree jumpers that were custom made for specific trees. When there were branches or a bend or fork, I really enjoyed that people started to develop that relationship with the tree. It then evolved into people dressing their own trees and the big day on the Wednesday before the festival starts, when all the trees go up - that's kind of a part of the festival, even though it's not part of the official festival dates. It's a really special day for the community when all the trees get decorated.

"It's a day I really love. I love going out, if I can get out of the gallery, and talking to the people while they are putting them up."

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Proof that anything can and will be yarn-bombed during Jumpers and Jazz in July. Lisa Burgess and Louis van Slobbe of The Kompound Art Zone bring back their yarnbombed Kombi and Vintage Caravan at the Grand Automobile Display in the main street. Pictures: Supplied



Renowned chef Matt Golinski is on board for the landmark 20th anniversary festival. This year's event is set to heat up with an array of culinary delights as part of the Saturday Stroll n Swing in the Park on the 27 July.

Get ready for quirky, colourful fun

That quirky fun and fabulous festival Jumpers and Jazz in July is back again from 18-28 with plenty of things to do, see and experience around Warwick and the wider Southern Downs and Granite Belt.

The event, which this year is celebrating 20 years, brings together a program of more than 160 event experiences across the region.

It's a program bookended by two big weekends of celebrations providing plenty of opportunities to make a weekend of it or visitors can avoid the crowds and take advantage of the festival's mid-week offerings.

From festival key events including the Killarney Bonfire Night and the Potters Markets and soup night, to country halls filled with barn dances and Christmas dinners and not to forget there are even some naked vines in Stanthorpe at Ridgemill Estate.

Jazz and Jumpers is a vibrant celebration in the heart of Warwick, where the chill of winter is met with the warmth of community spirit, dazzling art, and soul-stirring jazz.

The festivities will kick off with the electric energy of the Jumpin Jazz Laneway Party, followed by a showcase of classic elegance at the Grand Auto Display.

Lisa Burgess and Louis van Slobbe of The Kompound Art Zone in Warwick, Queensland will bring back their yarnbombed Kombi and Vintage Caravan for the festival.

The crocheted Kombi and caravan combination can be viewed over both weekends of the festival, which runs 18-28 July, and will be a special feature at the Grand Automobile Display, a hugely popular highlight of Jumpers and Jazz, which fills Warwick's CBD with more than 300 amazing vehicles of all ages, makes and models.

In keeping with the Volkswagen theme, the Warwick couple will also display their pair of shortened VWs, Rodney the Kombi and Stevie the Beetle, their VW Condor and also Bart the drag racing Kombi, who



Long lunch anyone?

is a regular competitor at the annual VW Warwick Drag Racing weekend in Sept/Oct.

The Grand Automobile Display is on Sunday 21 July from 9am in Warwick's town centre.

Festival goers will get a chance to continue the revelry with the Saturday Stroll n Swing in the Park, and enhance their festival journey at the delectable Local Flavours Long Lunch or meet Celebrity Chef Matt Golinski at one of his cooking demonstrations.

Chef Golinski, known for his captivating cooking demonstrations and commitment to regional flavors, will host three free cooking demonstrations throughout the day.

These showcases will feature a selection

of tasty morsels using the finest ingredients sourced from across the region, providing a perfect blend of entertainment and gastronomy.

For food enthusiasts looking to elevate their festival experience, Matt Golinski will also offer a ticketed "Tastings" event. This exclusive session gives attendees a unique opportunity to indulge in the dishes created by the chef himself, making it a must-attend for any culinary aficionado.

Adding to the day's festivities, local chef Jim Osborne from Bluebirds Kitchen and Smokehouse will cater for the Local Flavours Long Lunch.

This ticketed event promises a three-course lunch that highlights the best of local produce, cooked to perfection and served in



Get ready for jazz and where there's jazz there's plenty to swing dance to.

the enchanting atmosphere of Leslie Park.

The Celebration of Local Flavours Markets will allow guests to fill their bags with an assortment of goods from the Southern Downs. From homemade preserves to artisan cheeses, the market will have something to delight every palate.

Entry to Leslie Park is complimentary with the purchase of any tickets to the day's food events.

As night falls there will be chance to immerse in the melodious Twilight Jazz n Blues in the Park with headline act the illustrious Katie Noonan featuring in her band Elixir along side Zac Hurren.

The celebrations will round off with Picnic in the Park on Sunday, 28 July.

App helps discover the magic

With just a few weeks until the start of the 20th edition platinum anniversary of Jumpers and Jazz in July, now is the time to get organised to be part of Australia's premier winter festival which last year took home gold in the Australian Street Art Awards as the 'Best Small Town Festival or Event'.

The Jumpers and Jazz in July Venue Trail made its debut on the Southern Downs Visitor App in 2023 and it was so well received that it is back again in 2024 to put useful event information in the palm of the hand and personalise an event schedule for the full 11 days of the festival.

Mayor Melissa Hamilton encouraged festival goers to streamline their Jumpers and Jazz in July 2024 experience by downloading the Southern Downs Visitor App and keeping tracking of all the events through the customised venue trail.

"We've all come to know and love the festival's diverse program of events which offers something for everyone," Mayor Hamilton said.

"Enjoy delicious food and wine as you explore the festival, discover handcrafted treasures at the artisan markets, tap your feet to the rhythmic tunes of jazz bands across the town and enjoy winter fun, Southern Downs style.

"The official Southern Downs Visitor App is the ultimate free travel resource to

help you find the festival's venues and 160 event experiences as well as all the visitor information you need for a perfect stay in the Southern Downs."

She said those who don't already have the app on their phone, could head to the App Store or Google Play, search for Southern Downs and follow the download instructions.

To find the Jumpers and Jazz in July 2024 Venue Trail, simply open the app, tap on 'Trails', and then tap on Jumpers and Jazz in July 2024.

Used in conjunction with the 20th Anniversary Festival Guide, the venue trail will help visitors pinpoint the locations of venues on a map, confirm which events are happening at each venue, add venues and events to the day using the 'My Day' love heart functionality and navigate to a venue from current locations.

The Mayor said the 20th Anniversary Festival Guide was a fabulous commemorative edition featuring stories, images, links to interesting anecdotes and local tours, which could be downloaded from the Jumpers and Jazz website - jumpersandjazz.com.au/info/program/ or purchase from the Warwick Visitor Information Centre in Warwick Town Hall at 72 Palmerin Street, Warwick to keep as a memento of what will be a truly memorable occasion.



Jazz up the Jumpers and Jazz experience with the Southern Downs Visitor App



Warwick's yarn bombing & jazz festival

- ♥ Over 160 event experiences throughout the Southern Downs Region! Full program available online now. Check Facebook/Insta pages.
- ♥ See CBD trees adorned in VIBRANT WINTER COATS that are enjoyed by adults and children alike.
- ♥ Discover YARN BOMBED surprises around every corner - in the streets, shopfronts and markets... And featuring the amazing Yartopians Installation
- ♥ Warwick Art Gallery featured exhibitions
- ♥ Experience WORLD CLASS 'get up n dance' Jazz 'n Blues entertainment at unique indoor and outdoor venues.
- ♥ Be inspired, find your inner artist, through SHOWCASING OUR ATELIERS PRECINCT - workshops, demonstrations, markets. Check website and online program for details.

Commemorative Programs for sale at Festival - \$5

From: Festival Hub: 24 Palmerin St (next to Criterion Hotel)

KEY SIGNATURE EVENTS

THROUGH THE WEEK:

- Live Street performances on Palmerin + trees, yarntopian installation
- Jazzy Crafters Pop-up Emporium • Warwick Art Gallery exhibitions
- Potters' Soup Night
- Ticketed dinner/concert events - check website and 2024 program

SATURDAY JULY 20: CBD COMES ALIVE!

- Free Jazz at rear Town Hall al fresco precinct
- Ticketed dinner/concert events - check website and 2024 program
- Killarney Bonfire Night: 4pm - 9pm

SUNDAY JULY 21: GRAND AUTOMOBILE DISPLAY

Enjoy a shining lineup of cars and motorcycles - classic, veteran, vintage and sports - set against the Warwick's historic architecture and live jazz.

SATURDAY JULY 27: STROLL & SWING IN THE PARK

- Ticketed event - check website and 2024 program
- Main Stage Jazz Entertainment/ Swing Dancing
- Local Flavours Market Place, Long Lunch, Celebrity Chef
- Extensive Jazzy Kids in the Park Zone
- Suitcase Rummage - free zone

TICKETED DINNER/CONCERT EVENTS - check online

SUNDAY JULY 28: PICNIC IN THE PARK

- 200+ Potters' Markets Stalls • Jazz Arena
- Food, coffee, wine



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20 Year

ANNIVERSARY
18-28 JULY 2024
www.jumpersandjazz.com.au

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12699351-AV27-24



Wonderful woollen Yarnival

BY TANIA PHILLIPS

The Yarnival is coming, the Yarnival is coming.

Break out the Kewpie Dolls and dagwood dogs and fairyfloss and get ready for a riot of colour and fun.

Yarnival is this year's contribution from those amazingly talented artisans who make up the Yarntopians – the official yarnbombing group for Jumpers and Jazz in July.

This year's installation will be on display at the St Marks precinct next to the Warwick Spinners and Weavers pop-up shop and is sure add plenty of colour to the event.

And of course with just a few weeks to go before the festival begins Yarntopian coordinator Loretta Grayson said it's all hands to the pump.

"These last few weeks before Jumpers and Jazz in July are always super busy, as we stitch together hundreds of contributed pieces from our team," she said.

"We also tend to get inspired by all the extra activity, so it's not unusual for us to be coming up with ideas for new additions to the project and working into the wee hours to get them finished.

"We started planning Yarnival in October 2023, and put out our first call for contributions in December. People are still sending in their pieces, but so far we have had close to 40 contributors. Our local Yarntopians get together regularly to create the larger pieces and stitch everything together.

"Apart from all the new work done each year, we go through our collection to repurpose and redesign pieces from previous installation. These contributions represent many thousands of hours of work by past and present Yarntopians, and we like to honour this by giving them another turn in the spotlight."

Every installation is full of unique challenges for the team.

"It's not unusual for our projects to incorporate knitted and crocheted food, but this is the first time we have made toffee apples, fairy floss and dagwood dogs," she laughed.

"It's hard to choose what the quirkiest and most fiddly thing was this year.

"All the signage and lettering that is needed to create a carnival atmosphere has been quite fiddly for our Yarntopians to knit and crochet.

"One of our team members is creating the most delightful Kewpie dolls that we can't wait to share with our Yarnival visitors."

So, have their been some challenges this time around?

"Most definitely! The challenges are a huge part of what makes our work so



enjoyable," Loretta explained.

"From designing each installation to suit the space we are setting up in, to the fact that there are no patterns for most of the things we create, the Yarntopians never shy away from a challenge."

The Yarntopian team has evolved over the years, but they've been creating their unique type of "yarnstallations" for a decade starting with the first one at Warwick Art Gallery. That was Knitchen - a life-size vintage kitchen created in 2014.

"We started using the Yarntopians name for our team in 2017, inspired by the previous year's Yarntopia installation," she said.

"In 2022 we were welcomed to the Jumpers and Jazz in July team as the festival's official yarn bombing team.

"Our local team members get together to plan, design and create our installations, and contributions are posted to us from all

over QLD and interstate. Crafters who are interested in joining us can find the link to read and subscribe to our newsletter at jumpersandjazz.com.au/applications/yarnbombing

"Visitors to the festival this year will be able to view photographs, stories and items from the last ten years of the Yarntopians. A Decade of Yarns will be on display at Kings Theatre, Warwick RSL."

She said Jumpers and Jazz in July was an amazing creative festival with the efforts of the many volunteers and community groups becoming integral to the success of the event.

"As a Yarntopian, I love meeting and chatting with visitors to our installation and seeing the smiles on their faces, but I also love to get out and about to appreciate and enjoy all the amazing art, craft, music and food on offer," Loretta said.

"Being part of this joyful and vibrant

event that brings colour to wintery Warwick is a very special feeling.

"Many of our out-of-town Yarntopians make the trip to the festival and love to see how their contributions have been used.

"I think the most amazing thing is being able to see how a collaborative effort allows us to create an installation that is so much more than the sum of its parts."

So, what do the Yarntopians think of the growing popularity of knitting and crocheting thanks to social media platforms like Tik Tok and Instagram?

"Many traditional crafts are now getting the attention they deserve, and yarn bombing is a fabulous way to use your skills in a collaborative and artistic way," Loretta said. "We do get a lot of interest from social media, but most of our volunteers still find us through word of mouth.

"Visitors to our installations are often inspired to become part of the team, too."

SATURDAY STROLL N SWING IN THE PARK

Saturday 27th July 8.45am - 3pm
Leslie Park
Entry: \$15 – kids free

Enjoy the relaxed, comfortable environment of Leslie Park featuring all the vibe and attractions of our Stroll & Swing event in one place!

Main Jazz Stage Entertainment : 9.15pm – 3pm
sponsored by Helen Harm Real Estate

Join the Empire Swing Dancers on the dance floor

Celebration of Local Flavours Market Place
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'Come Live Work Stay Play –
a Warm Warwick Welcome'

Celebrity Chef with Matt Golinski
supported by Powerlink
Demonstrations (free) and tastings (ticketed)
10am, 12pm, 2pm

Local Flavours Long Lunch
supported by UQ Solar Ticketed Event

Suitcase Rummage
Free zone front of Leslie Park



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... to go to Festival
Commemorative
Program



SCAN ME
... to go to Festival
Ticketed Signature
Events

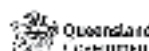
COMMEMORATIVE PROGRAM : \$5

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Shop1: 84 Palmerin St
(Next to Criterion Hotel) From 8th July



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Games & Activities Tents: PaddymelonsPlaygroup; Westpac;

Roping like a pro - Warwick Rodeo Queen:

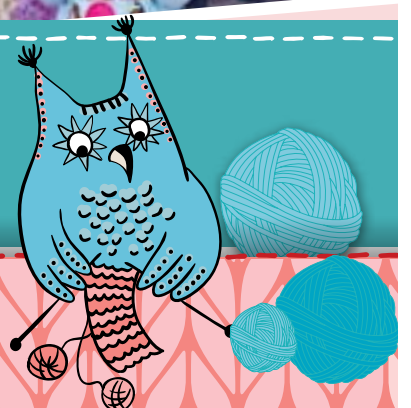
ANIMALS: Alpacas from Long Neck Farm: Ponies in Pyjamas from Freedom Reins

Mini Train Rides: Hop on board with Southern Downs Steam Railway.

Emergency Services Heroes Display: Meet our local heroes and their magnificent machines. Make sure to bring your whole family for an unforgettable day in the park. Simply head to our website to purchase tickets to the Saturday Stroll and Swing in the Park, and remember, kids under 18 are FREE with any paying adult ticket!



... to go to Saturday Stroll
and Swing in the Park





More of Elise Heather's work.



Elise Heather's exhibition install of Do I Make You Uncomfortable at Warwick Art Gallery.



Changing, Elise Heather, Mixed Media - Acrylic paint, fabric, wire, paper.

Do I make you uncomfortable?

BY KARINA DEVINE

Elise Heather is a Toowoomba-based mixed media and textile artist who creates her pieces out of her home studio in Toowoomba.

Her works are inspired by nature, the unseen and forgotten and her experiences with ASD (as a neurodivergent person and parent to one).

Although being autistic is not all Elise is, it does define a large part of how she interacts and interprets with the world as well as parts of her artistic process.

Warwick Art Gallery is pleased to showcase Elise's work in the Grove Gallery exhibition titled "Do I Make You Uncomfortable".

The work and the title of the exhibition are a statement on how society perceives the behaviours of the neurodivergent by creating feelings of discomfort and misapprehension when viewing a collection of insects and creatures.

Through her own personal experiences of being neurodivergent she presents commonly ostracised creatures and generates an environment that addresses the stigma

surrounding ASD and ADHD.

This clever body of work explores how the behaviours of the neurodivergent can be perceived as strange and can generate a feeling of discomfort for the neurotypical person and vice versa. To allow neurotypical people to experience the feelings an odd bug can produce and draw parallels between their experience and their feelings towards neurodivergent people.

Elise is a self-taught artist who, over the past 10 years, has developed her own techniques of mixing second hand fibres and fabric with other materials to create one of a kind sculptural pieces.

Elise is drawn to the details in things, not just the overall. Seeing the little hairs on a spider's legs or the shimmer of a wing. Finding those details beautiful and interesting. Her techniques have been honed through years of play and multiple different crafts including embroidery, sewing, sculpting, paper mache and painting.

Children love seeing and "feeling scared" by the creatures Elise has made, making it a perfect outing for the school holidays.

Do I Make You Uncomfortable will be at Warwick Art Gallery through to 13 July.



Growth, Elise Heather, Mixed Media - Acrylic paint, paper, wire, embroidery thread, fabric. Courtesy of the artist.



COMING SOON

TWENTY YEARS OF YARNBOMBING TREES

A retrospective exhibition to celebrate the 20th year of Jumpers & Jazz in July

From 18 July to 31 August 2024

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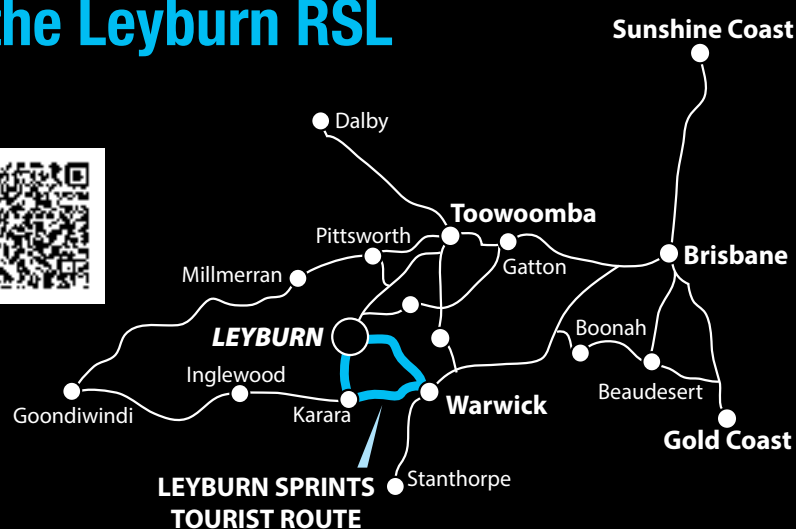
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Enjoy everything this vibrant and historic town has to offer with traditional bush hospitality.

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- Live Music at the 1863 Royal Hotel & the Leyburn RSL
- Charity Auction
- Food Stalls & Country Markets
- 75th Anniversary Raffle Scan QR Code to Win a VIP package for 2 to the 2024 Bathurst 1000 ▲
- Show 'n' Shine
- Vintage Caravan Competition



Adult Day \$25 - Adult Weekend \$35 - Under 14 Free



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WEDDINGS



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Choosing the ring

There are many types of engagement rings available in the market. Here are five different types of engagement rings that you can consider:

1. Solitaire engagement ring: A solitaire engagement ring is a classic choice that features a single diamond or gemstone on a plain metal band. It's simple, elegant, and timeless.
2. Halo engagement ring: A halo engagement ring features a centre diamond or gemstone surrounded by a circle of smaller diamonds or gemstones. It creates a beautiful, sparkling effect that enhances the appearance of the centre stone.
3. Three-stone engagement ring: A three-stone engagement ring features three diamonds or gemstones of the same size or different sizes, representing the past,

present, and future. It's a beautiful symbol of your love story.

4. Vintage engagement ring: A vintage engagement ring features a design inspired by an earlier time, such as the Art Deco or Victorian era. It's a unique and romantic choice for those who love history and art.
5. Coloured stone engagement ring: A coloured stone engagement ring features a centre gemstone of a different colour, such as sapphire, ruby, or emerald. It's a beautiful and unique choice that adds a pop of colour to your ring.

Remember, the engagement ring is a symbol of your love and commitment, and it should reflect your personality and style. Choose a ring that makes you and your partner happy and represents your unique love story.



Simple tips to set a wedding budget

Who is contributing?

You and your fiancé? Parents? Other family members?

Finding out who's willing to contribute to your wedding is the first step in calculating the wedding budget.

Crunch the numbers

Once you know if anyone is contributing and how much you will receive, focus on how much you and your fiancé can realistically afford.

Estimate your guest count

Per person expenditure will help put costs into perspective. The number of guests will determine the size of your venue, catering, alcohol, the number of items you'll need to pay for, including items such as invitations, favours, cake size etc.

Choose your non-negotiables

Once you have decided on your top priorities, you can allocate a more significant percentage of the budget to

these items.

Do your research

There are a lot of costs, both obvious and hidden, that you will need to consider.

Do the maths

After considering all five above, time to do a final reality check.

Ask yourself – Does your budget breakdown match the actual cost of your ideal wedding?



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12637997-RR40-23



Style and space

This four-bedroom house at Killarney features a spacious layout in the modern ranch style in brick.

Airconditioned, the house features the four bedrooms with built ins and two bathrooms.

There are verandahs on four sides, two-bay plus workshop in the detached garage and a chook run on 2,102m².

Wheelchair friendly if needed.

At a glance:

- Aircon and ceiling fans
- Double door entry has foyer
- Four bed, built ins
- Two bathrooms
- Open plan living/dining
- Large family lounge living
- Well-appointed kitchen, mod cons, electric appliances
- Laundry/utility
- Higher ceilings

Outside

- Shed two cars plus workshop
- Fire pit with seating
- Chicken coop out the back
- Herb/kitchen gardens
- Fruit trees
- Rainwater and town water
- Fastidious buyers will appreciate the attributes on offer at this property.
- Contact Helen Harm on 0408 457 496 for inspection. Go to www.helenharm.com for more photos



Address: 26 Anemone Street, KILLARNEY Q4373 Description: 4 bedrooms, 2 baths, 2+ car Price: \$650,000

Contact: Helen Harm 0408 457 496, HELEN HARM

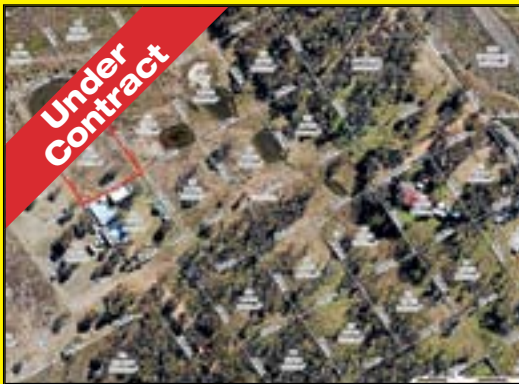
.....

The boundary is already fenced with

Contact Helen Harm on 0408 457 496 for more information and an inspection and go to www.helenharm.com for more photos.



JULY 2024



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



Riverview Estate

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

- Power available
- Bitumen road access
- New Fencing

Lot 7 is 1368 m²

\$ 190,000



RIVERVIEW ESTATE

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

- 2 Lots LEFT - from 1157 m² to 1333 m²
- Power available
- Bitumen road access
- Curb and channeling
- Street lighting

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

\$ 180,000



Potential Subdivide

We are seeking EXPRESSIONS OF INTEREST Off Dragon Street near TAFE College, corner Flitcroft St & Regency Dr is level building block.

- 3 Street frontages.
- Strata title a community estate or subdivide
- Lots of possibilities for an entrepreneur with vision for future development.
- Prestige residential lot - underground power, kerb and channelling, street lights, town water,

\$ 450,000+



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+



Riverview Estate

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

- 7 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

\$ 220,000

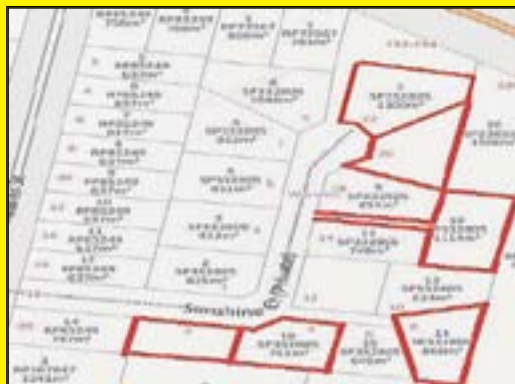


Ready to Build

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



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. 5 Lots left!

From \$150K



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



Rural Township

HENDON- Quiet country lifestyle only 5 mins to Allora, 15 mins to Warwick, 40 mins to Toowoomba.

- 2023 m² – ½ Acre • Sloping 1% gradient
- Power available on the street side
- Boundary Fenced with Colorbond
- Shipping container fitted with window and doors, skillion insulated roof over the top
- Rain water tank 22,500 litres (5000 gal)

\$ 220,000



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





For motorsport enthusiasts

.....

Due to ill-health the owners are selling this unique property at Pratten which includes a 1.5k Motorcross and Supercross track.

“They haven’t used the track for a few years so it needs some attention,” agent Helen Harm explained.

“So if you want your own private track within 2.5 hrs of Brisbane - here it is.

“It is 20 minutes out of Warwick near Pratten, off an all-weather road on 47.11ha (116 acres).

“There is an established shed that has been lined and set up to be self sufficient plus a heap of extra facilities and gear.”

What you get at a glance:

- 1.5K Motorcross and Supercross track including dams and irrigation/ sprinkler.
- Freestyle motocross area
- Fencing three sides of the boundary and an area around bore pump

- Solar system 12V 52 watt 560amp hours 1kw inverter
 - Two shipping containers and awning between
 - Shed – with self-contained, kitchen, bathroom, laundry, living (hung ceiling), garage
 - Outside septic design and construction, shower
 - Three water tanks, 1 x 22500 litre bore water and 2 x 5000 litre rainwater - good quality water
 - Bore and pump - flow rate .458 per sec / 1648 litre per hour
 - Five dams
- Contact Helen Harm on 0408 457 496 for inspection.
- Go to www.helenharm.com for more photos.



Address: 298 Tralee Road, PRATTEN Q4370 Price: \$650,000 Inspection: By appointment Contact: Helen Harm 0408 457 496, 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 31/07/2024. 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



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+



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



Potential Subdivide

We are seeking EXPRESSIONS OF INTEREST Off Dragon Street near TAFE College, corner Flitcroft St & Regency Dr is level building block.
 • 3 Street frontages.
 • Strata title a community estate or subdivide
 • Lots of possibilities for an entrepreneur with vision for future development.
 • Prestige residential lot - underground power, kerb and channelling, street lights, town water,

\$ 450,000+

For Rent: 4661 3663

3 Brm, bath, kitchen/dining, lounge, outdoor entertain, 2 car, NO PETS **\$ 400 p.w.**
 3 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 2 car..... **\$ 480 p.w.**
 UNIT 4 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 1 car **\$ 500 p.w.**
 4 Brm, bath, 3 toilet, kitchen/dining, lounge, outdoor entertain, 3car..... **\$ 500 p.w.**
 3 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 2 car..... **\$ 550 p.w.**
 FURNISHED 4 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 2 car **\$ 800 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+



Retail Shop

ARATULA
 BE YOUR OWN BOSS!!
 Sale Contract did not complete due to the buyer's medical episode. Ideally suited to owner operator, possibly with young family. 2-3 people capable to run day to day operations. Fruit Shop has now closed - establish your own choice of business in this prominent highway position. Commercial Lease in place until 2031.

Valid Offers !!



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



Car Enthusiasts

CLIFTON – 2536 m² (.62 Ha)
 • 4 Bay Colorbond shed, insulated, powered, 3m doors, 15 amp power for welding
 • 4 Ton Superior car hoist
 • 20,000 ltr Water Tank with pump
 • Power connected to block & shed
 • Established fruit trees
 • Fencing in good repair
 • 40 Mins south of Toowoomba

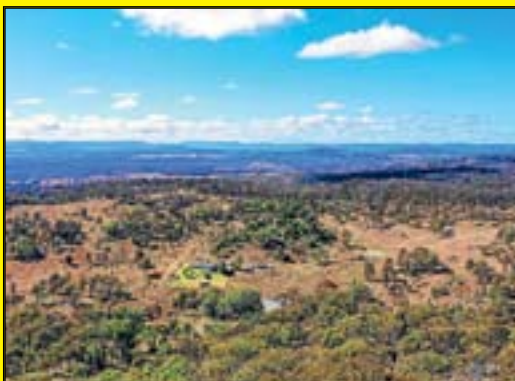
\$ 375,000



MotoX, SuperX

FOR SALE due to ill-health. Track unused few years - needs some attention. Within 2.5 hrs of Brisbane - 20 mins to Warwick on 47.11ha. Established shed, lined, self sufficient + extras
 • 1.5K MotoX & SuperX track, dams, irrigation/sprinkler. • Freestyle motoX area
 • Fencing 3 side boundary & bore pump
 • Solar system 12V 52W 560amp hrs 1kw inverter • 2 shipping containers, awning

\$ 650,000



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

\$ 890,000

LAND

WARWICK : 3223 m², 3 street frontages, NEW development Expression of Interest
 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... UNDER CONTRACT \$ 50,000
 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.helenharm.com for more listing

www.helenharm.com

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Helen Harm
 Licenced Principal

