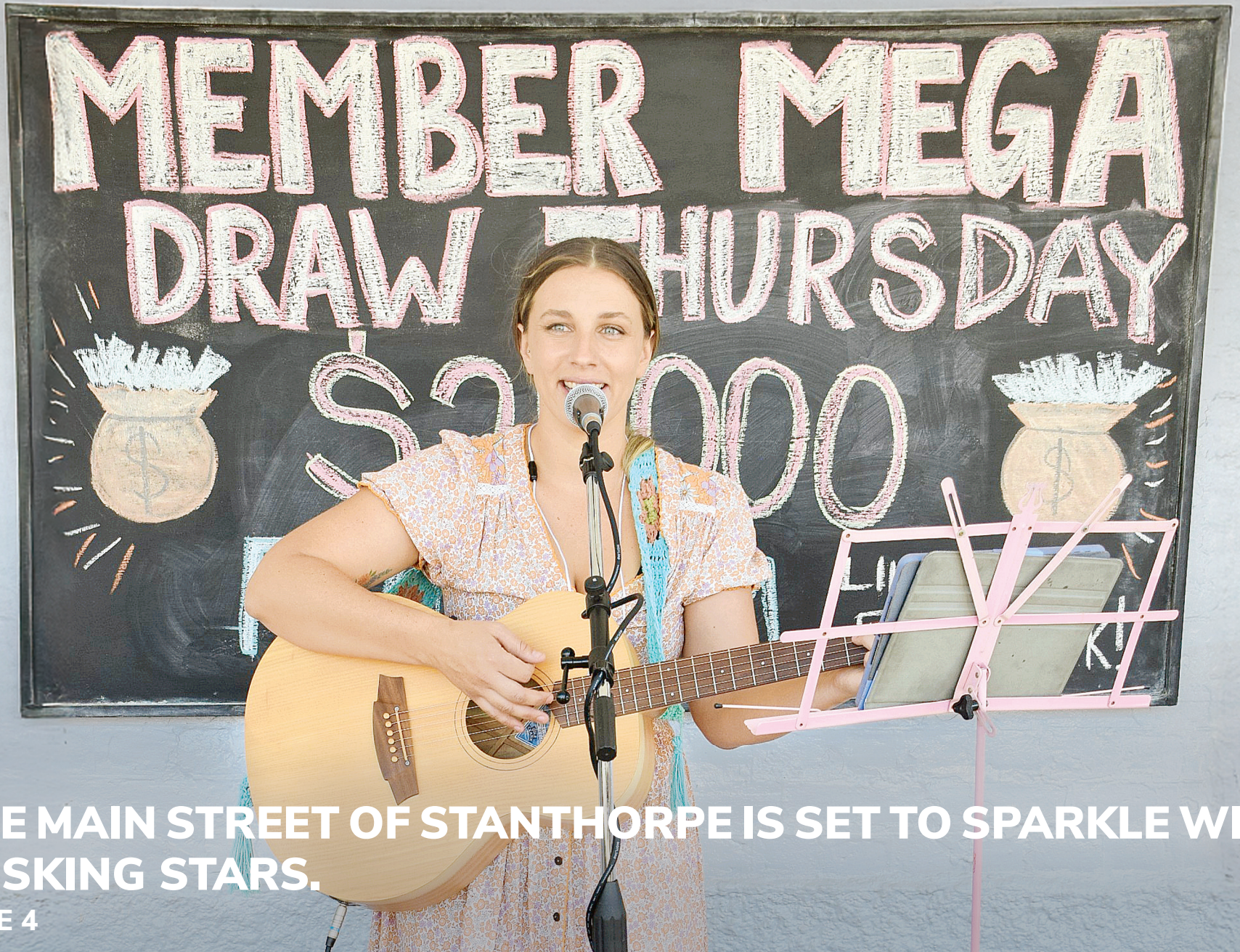


FEBRUARY 2025

SOUTHERN LIVING

& Real Estate



THE MAIN STREET OF STANTHORPE IS SET TO SPARKLE WITH BUSKING STARS.

PAGE 4

Taking it to the streets

WarwickToday
StanthorpeToday





With a Single Thread, a Creative Journey Begins by Joanne Dungleison. Hand-dyed cotton, various fabrics and threads, wool yarn, Angelina fibres, metal cogs, Lumiere fabric paint, wash'n gone, wadding. (Supplied, Warwick Gallery)

Red Expressions state of the art

.....

BY KARINA DEVINE

The first exhibition for 2025 at Warwick Art Gallery is a travelling exhibition that highlights the potential of beautiful fabrics and exquisite workmanship.

The State of the Art Quilt – Red Expressions exhibition showcases fabric works of art created by the art quilt subgroup of the Queensland Quilters Inc. Twenty one art quilts were selected for the 2024 version of the annual competition which has been running since 2009.

This version of the exhibition commemorates the 15th anniversary of the Queensland Quilters annual State of the Art Quilt exhibition.

Queensland Quilters Inc. defines an art quilt as a fibre or mixed media piece of two layers or more held together in some way. The finished piece needs to be identifiable as a quilt.

The theme, Red Expressions, and size parameters of the entries were selected as a tribute to the 15 years of the exhibition and the 40 years of the organisation.

The works featured in the exhibition were preselected and judged, with Joanne Dungleison's art quilt With a Single Thread, a Creative Journey Begins announced as the winner early in 2024. Joanne's work was



Juwanybinl (Bird) by Mary-Anne Thompson. Fabric, batting, acrylic ink, bleach.

created using a mind-boggling range of techniques including Hand embroidery, Free Motion Quilting, micro confetti (using various materials, threads, sequins and Wash'n gone), stencilling, facing, couching

and low immersion fabric dying using Procyon cold water dyes.

The exhibition, as a whole, is very striking with the art quilts individually lit and the pops of vivid red fabric connecting

all of the works together.

Several artists visited Warwick Art Gallery on Saturday 18 January to share their inspiration and techniques. One of the most discussed works on the day was Juwanybinl (bird) by Mary-Anne Thompson who shared this about the work.

"Juwanybinl is the second in a series of landscapes," Mary-Anne said.

"It plays with colour, light and perspective to create the expanse of the streaked dawning sky.

"I used only shades and tones of red to create the backdrop for the silhouetted horsemen who are a connection to my past. They sit looking toward the vast potential of each new day under the gaze of birds who are the carriers of story."

Curator of the exhibition Julie Tasker presented a workshop on Gelli Printing to coincide with the exhibition. Fully booked within days, the workshop was a hive of activity and experimentation.

To keep up to date with exhibitions and workshops at Warwick Art Gallery – become a member for \$35 a year, or sign up for our free newsletter on our website www.warwickartgallery.com.au

Red Expressions is open Tuesday to Friday from 10am to 4pm and Saturday from 10am to 1pm. The exhibition continues until Saturday 22 February.

Remembering those who serve

BY TANIA PHILLIPS

Lest We Forget – we repeat those words every Anzac Day, often while staring at a memorial of names of people we know little to nothing about.

But one woman is hoping to change all that, in fact she embodies those words and while I'm not the first to say that, she's not one for fuss.

"You don't have to mention my name at all," she explained halfway through our chat.

So this story then is about her latest project, launched in mid-January, a new website called "Southern Downs Military History" - it's a virtual memorial commemorating all of the local veterans known to have served in the defence force from the Boer War to now (which is now whenever you are reading this story – when it was published or 50 years into the future).

But it's hard to talk about the website without mentioning the woman behind it - historian and author Deborah Wheeler.

She likes to ask people the question – "history is important, what is your legacy?"

For Deb it's this website, a living ever-changing website, "a never-ending project" – a living memorial that will go on even after Deb is gone – it's already being gifted in perpetuity to the State Library of Queensland.

But it's future and success is as much about the people of the region supporting it as it is about grants and support from organisations like Southern Downs Regional Council and Regional Arts Development Fund who provided the grant to build the dedicated website and the work of Deborah and others.

The newly launched site already has around 900 names and stories of local military personnel as well as pictures of all the known Southern Downs memorials from Goodiwindi to just outside of Toowoomba.

And Deb is encouraging people who know of veterans in the region to get in touch and keep expanding the list and adding to the stories.

The region's military history is Deb's passion these days though it's something she kind of fell into. This is not the first time that we've chatted about it – first crossing paths when she worked on uncovering



Renowned author and historian Deborah Wheeler shared insights into the creation of the website.

the history of the Kyoomba Sanatorium at Stanthorpe. From 1916 to 1935 Kyoomba was used by the AIF for returned soldiers suffering from tuberculosis during and after the First World War.

"As you know my first military project was that one for the Kyoomba Sanatorium," she explained.

"Book one and two were published in 2018. I'd never done military before and when I did it nothing had ever been written and recorded about Kyoomba even though it had been in Stanthorpe for 20 years (80 years before I started delving into it). I ended up uncovering 550 soldiers, doctors and nurses who were connected with that military sanatorium. I wrote another book during Covid and over the years I've just kind of added to that.

"The Southern Downs Council applied for a grant for me to build the website because I only published limited edition copies of the book, they were only really for family.

"There was such a wealth of information there that I now have more than 900 veterans up on the website.

"You get very attached when you start doing this kind of research and it personally touches your heart.

"Those young men all came back from the war – and older veterans as well – but

they came back from the war and then they had this horrible tuberculosis. Many of them survived the war only to die of the diseases they caught overseas. The sanatorium was specifically for veterans for tuberculosis and I was coming across more and more stories about young men who had no families left or they were from overseas or all over parts of Australia.

"It was just really sad that until I'd done that research these people had been forgotten. This had always been in the back of my mind and that was really the catalyst for me starting this project. I thought all of our veterans deserve to be remembered and even though there are different things out there with the War Memorial and all that, there's nothing localised.

"Originally I was going to do it just for the Southern Downs Council Region but then I did a project at the start of last year for the Goondiwindi Council, a register of War Memorials for them and mayor Lawrence Springborg said this is great what do we next. I told him what I wanted to do for the Southern Downs and he wanted something similar so I thought I can't keep making websites so I've combined into the a region that covers the Southern Downs State Electorate."

She said it made sense because many veterans from the Goondiwindi Regions



Warrant Office Brendan Ward and mother Gale commended Deborah for preserving local history in such an accessible way.

had ties and links to the Warwick and Stanthorpe area.

The new site identifies details of the veterans' military history, their stories, their service files and where possible the location of memorials where they are honoured. For those whose names do not appear on any Memorials or Honour Boards, this site acts as a virtual memorial to their memories and the service they have given to Australia's defence.

The veterans' stories pre, during and post service will shine a light on the valuable contributions these men and women have made to the varied cultural history and fabric of our local region. Townships and communities in the whole of the Southern Downs region share a common connection through their veterans.

The site works with the National Archives of Australia, Department of Veterans Affairs, National Library of Australia Trove Collection, State Library of Queensland and many local families who have contributed to making the Southern Downs Military History project a valuable reference source for generations to come.

"This is an ongoing project, and your support and help will always be welcome in our endeavour to honour the veterans of the Southern Downs," Deb says on the site's introduction.

"If you would like to find out more information or discover how you can be a part of this project, then please go to our contact page and send us a message."



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Ruby Jane rocked Stanthorpe in 2023 and went on to take on the 2023 Australian National Busking Championships that same year. (455231)



President Russell Wantling and past Busking Open winner and now MC of the event 'Shieldsy'. Shieldsy was the 2020 Australian National Busking Championship runner up. (455270)

Buskers take over Stanthorpe streets

.....

With a Tamworth Star Maker winner and some bonafide Indie music darlings among their success stories the South East Queensland Finals of the National Australian Busking Championships in Stanthorpe punch above their weight.

The event, which brings amazing talent into the heart of Stanthorpe each year, is now heading into it's 10th year and is still going strong.

On Saturday 1 March buskers from around Southern Queensland and Northern NSW – with a large helping of talented locals, will perform through out the main street of Stanthorpe. The event, organised by the Stanthorpe Apple and Grape Committee, then culminates in a finals concert at the Stanthorpe Civic Centre from 1.30pm.

Committee president Russell Wantling said just like the previous outings they are expecting a bumper crop of talented performers all vying for a chance to compete in the National busking final in Cooma in July.

“Nomination close on 14 February and given the early nominations this year, we are expecting a huge year,” he said.

“We always get a great mix of local and visitors. I think that is what makes it so special.

“We have the chance to unearth hidden local gems just like Nine year Sister back in 2020.

“The girls recently took our the International Radio TFSC Artist of the year countdown and are also now a regular part of the judging panel.

“But there have been so many success stories. But perhaps most timely is back in 2018 Felicity Kircher was our secondary age winner and went on to become National Secondary Champion.

“She then followed up with major awards at the 2019 Tamworth Country Music Festival. Just last month Felicity was crowned the 45th Toyota Star Maker, after a stellar showcase of emerging country talent at the 2025 Grand Final concert, held during the Toyota 53rd Tamworth Country Music Festival.”



Nine Year Sister from winners to Indie darlings and judges. (Samantha Wantling: 455231)



The Graniteers never fail to leave the audience with a smile on their face. (455231)

The winners of the open, secondary and primary sections all receive an immediate ticket to the finals in November – where Stanthorpe winners have also starred over the years.

“Unfortunately our open winner from

2024 couldn't make it to Cooma, but in true Stanthorpe style we always deliver a winner. Last year's first place in the secondary section Noah Robertson, went on to take the national title,” he said.

“I can remember Noah coming to his

first Stanthorpe busking in 2021 as a young 11-years-old busker. Wow has he come a long way. I predict a big future for this boy.”

The competition has become a popular part of the calendar on the Granite Belt. Now in it's10th year, it all started back in 2016 under the banner of the Stanthorpe Rotary Club.

“So nine years and five national champions under our belt, I would say we are definitely punching way above our weight,” Russell explained.

“And busking isn't just limited to singers and guitarists - the whole event is about showcasing your talent.

“Last year's winner, Jahmarley Dawson, played the didgeridoo and not only won the open category, but also people's choice.

“Talent is talent and we are all about showcasing that. And for the public, come on down to Stanthorpe's main street and see what we have to offer. I guarantee you won't be disappointed.”

“And of course none of this is possible without the support of the community. We have more than 50 volunteers, and receive sponsorship and support from our business community. The whole region really steps up to keep this event going every year.”

From Dalveen to Stephen Fry

Imagine quintessential Englishman Stephen Fry sitting at his dining room table reading reviews of his film from Dalveen over tea and toast with a nice marmalade or maybe sitting in his drawing room scotch in hand.

Either scenario might not be as fanciful as they sound because the one thing Warwick-based convenor of the Orion International Film Festival Elliot Spencer knows is that Mr Fry not only read the feedback but he loved getting it. And Elliot would know because he passed it on as he does with feedback from all the films.

Stephen Fry's film Willem and Frieda was part of the 2024 Festival winning the Best Feature Documentary and garnering plenty of attention from viewers here on the Granite Belt and in - the two locations where the festival is staged each year.

Here on the Southern Downs and Granite Belt it's hosted by the Dalveen Film Society in the beautiful Dalveen Hall in February/March while it's Berlin's turn in the later months of the year.

The festival is now in it's ninth year and it's third as part of the Dalveen Film Society's yearly program of events and will be held in Dalveen on 1 March (watch the Society's facebook page for booking details).

"The festival judges are currently viewing the hundreds of films submitted to select the winners in each category," film society



The Orion banner for 2024. (Elliot Spencer)

spokesperson Chris Weckert said.

"The screenings at Dalveen will present a curation of the winning films selected by producer and director Elliot J Spencer. We are in the process of organising times for the screenings."

While there is no Mr Fry this year, Elliot said it had been a bumper year for entries with films coming in from all over the world.

"The festival has been running for a while - it's only a couple of months ago that we did the Berlin one and that was a resounding success - quite a big event in the end," he said.

"We do a feature documentary in Dalveen and we also do a curation of short films, we screen 10-12 short films each year. Dalveen ends up being a 100 people. It's an

epic audience in Dalveen. The two programs are pretty similar, Berlin has a bit more of a European focus and it might be a bit more edgy but in Dalveen there is a bit more of a focus on comedy and Australian comedy.

"I think after three years of the partnership with Dalveen it's becoming routine for us now which is a really great feeling, people know what to do and what's happening and there is a format that's working so it's just going from there. Last year we partnered with the Apple and Grape Festival and that was really interesting too because they brought in people from Brisbane and the Gold Coast.

"This year's event is 1 March, I'm still working with the judges at the moment, I'm about to do a judges tour so we go to

Brisbane and Toowoomba and do a few skype calls and that's where we start putting all the numbers together.

"We have close to 700 films from all over the world and that's trying to keep numbers down. We have movies from a long list of countries from Bangladesh to Chile, Thailand, Nepal, Israel, Estonia and Austria and then we bring it all back to Dalveen.

"One of the really cool things about the festival is we actually do feedback from the audience what they come up with is really diverse and really interesting. It really makes it feel like a festival, there are people who are loving the films but they are also expressing what they don't like and why they don't like things too. It really creates a lot of discussion and debate which I really like - that's what a festival is all about.

"We really encourage that - they can't write anything wrong as long as its their reaction, opinion or feeling - that's what I want to hear. Last year we had the Stephen Fry film - Stephen Fry and John Hay - Willem and Frieda was the main documentary. The feedback actually made it all the way to Stephen Fry and he got to read all of their hand-written notes and he was absolutely chuffed by the whole thing, I thought that was pretty cool. From Dalveen to Stephen Fry."

Helping hands needed!

✓ Make a positive impact in your local community

✓ Create new social connections

✓ Learn a new skill

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By investing a few hours of your time, you can help a vulnerable person in your community feel more valued and connected. You can have an immediate positive impact in the lives of aged, frail and people living with disability.

Call STAR to find out about a range of volunteering opportunities

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- Administration volunteer
- Friendship volunteers for seniors

Contact STAR Volunteer Coordinator Tracey Hill on 0434 413 749 or email THill@starct.org.au



Plenty to see and do at Gallery

February is a busy month at the Stanthorpe Art Gallery with two new exhibitions and drawing classes to explore.

The Country Girls Collective and Natism/Nab1234 both opened on 23 January and will close 9 March. They take gallery visitors interesting and very different journeys.

The Country Girls Collective is Leonie Shirley, Trish Poole, Ruth Hughes, Susan McConnel, Christina Van Niekerk and Carole Robinson.

The collective sprang from a crazy idea of Leonie Shirley's to hold an exhibition in Stanthorpe - and everyone jumped onboard.

Most of the artists are long-term members of Kilcoy Courthouse Art Gallery with a diverse range of backgrounds and have come together to exhibit their collection of exciting works.

By contrast Natism is a collection that has taken a lifetime to create. Now the dream has come true.

Awaken the senses and take a journey through new eyes - look at the little things in life.

See the world through light, bright colour, new sounds. Spectacular Opals, moving images and a new world.

Take a journey with Natism, Banksy



Night Muster by Leonie Shirley (Country Girls Collective).

NAB1234 and Natalie Burton Jewellery.

Natalie Burton AKA NAB1234 was born in Stanthorpe, surrounded by a family who created constantly.

Her grandmother Therese Burton was the first life member of the Stanthorpe Art Gallery and so art has always been a part of her life.

Holidays were spent at the Stanthorpe Art Gallery wandering the grounds being inspired to create. From an early age her dream was to hang a collection on the walls of this Art Gallery. As a child Nat won awards in the Crisps Art show.

Having travelled to 40 countries and driven twice around Australia. Stanthorpe has always been home.

Seeing the world has inspired Nat to capture then recreate the world with a different view.

Growing up Pastels, photography, digital Art- Phart, music and jewellery have had a part of her story.

ALSO in February

- Figure Drawing classes: Monday evenings from 3 February. Local artist Nameer Davis will be guiding people in drawing from the human figure.



Figure drawing Tiller #6 By Nameer Davis.

- Everyone can draw - 9am-3pm Saturday 22 February. Join Patena Moesker for a fun and engaging workshop where you'll learn how to draw a stunning mixed-media still life. All materials are provided. \$100 per person.
- Indigo and Paper Workshop - 9am-1pm Saturday 1 March. Join local artist Liz Powell for an immersive workshop exploring the ancient art of indigo dyeing. Learn techniques to create stunning indigo-dyed paper that can be used for various artistic projects. \$75 per person.
- Contact the gallery for more information.

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SOUTH EAST QUEENSLAND BUSKING FINALS 2025

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**STANTHORPE
1ST MARCH 2025**

Entries Close 14th February

**OPEN, SECONDARY & PRIMARY Winners
immediately go into the National Finals
held in Cooma, in November 2025!**



ENTER NOW – www.appleandgrape.org/busking



Stanthorpe Post Office. (SDRC courtesy State Library of Qld)



Central Hotel back in the day.

Stride into the history of Tin Town

While corsets, three-piece suits and top hats are not compulsory attire on the Stanthorpe Heritage Trail, visitors might be tempted to dress the part as they walk in the footsteps of those who shaped this historic town in the late 19th Century and beyond.

The Stanthorpe Heritage Trail is a self-guided trail that is fully mapped and described on the free official Southern Downs and Granite Belt Visitor App, downloadable from the App Store or Google Play.

The Trail features key historical sites and highlights the town’s evolution, offering a glimpse into the lives of those who transformed this community.

The first settlers arrived in Stanthorpe in 1844, claiming vast holdings in the Granite Belt and were soon followed by shepherds, farm labourers and fortune seekers drawn by the discovery of tin in 1854 and gold, silver and copper in 1872.

Originally named Quart Pot Creek, the settlement was later renamed ‘Stannum’ (Latin for tin) before ultimately becoming Stanthorpe, meaning ‘Tin Town’.

When tin prices fell, many miners turned to farming, with the region’s cool climate proving favourable for growing fruits and vegetables.

By the 1860s, the first grape vines were planted in what would become Queensland’s Wine Country with encouragement from the local Catholic parish priest, Father Jerome Davadi, who wanted to produce altar wine.

Councillor Sheryl Windle, responsible for the region’s Liveable Communities portfolio, believes there’s much to be learned from history.

“I encourage everyone to download the Southern Downs & Granite Belt Visitor App, and follow the Stanthorpe Heritage Trail,” Councillor Windle said.

“The trail takes you to 16 historical places of interest, including a remarkable bridge, Queensland’s first post-federation post office, award-winning architecture, and several notable pubs and churches.



Carnarvon Bridge. (SDRC from State Library of Qld)



St Paul’s Anglican Church. (SDRC)



The Commercial Hotel. (SDRC)

“The Stanthorpe Heritage Trail is an amazing chance to step back in time and reflect on the contributions our ancestors made in shaping the Stanthorpe we enjoy today.”

The Southern Downs and Granite Belt Visitor App can be used 100 per cent

offline and features up-to-date information on attractions, accommodation, events, restaurants, tourist drives, walking trails and more.

To follow the Stanthorpe Heritage Trail and discover everything it has to offer, download the App at

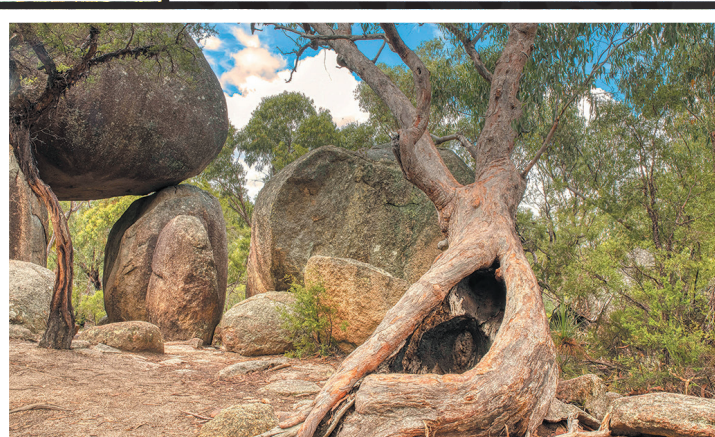
southerndownsandgranitebelt.com.au/official-visitor-app/.

For all the latest Council news and information, download the ‘My SDRC’ App or visit www.sdrc.qld.gov.au.

Alternatively, call 1300 MY SDRC (1300 697 372) or email mail@sdrc.qld.gov.au.

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

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



WEDDINGS



20201021 9807 J - JW44-20

The perfect spot for the perfect day

Rhianna Smith knew a few years back that the private property Glen Dhu in Traprock Country – owned by Deb Debman – would be the perfect spot for her wedding to Bill Hindmarsh and on 2 November 2024 it was.

“Ours was the first wedding held there,” the bride explained.

“We are friends and my husband shears for them. I asked a couple years ago if we could get married up there, it’s such an incredible spot.”

Rhianna is the daughter of Richard and Kim Smith while Bill’s parents are Pete and Tanya Hindmarsh. The bride’s sister Bianca Smith was maid of honour while Shania Blake, Jazmin Smith and Cori-Lee Oxford were bridesmaids. Floyd Oxford acted as best man with Gus Dawson, James Douglas and Jezza Jessep forming the rest of the wedding party.

“There were no flower girls or page boys but I had my three-year-old son walk me

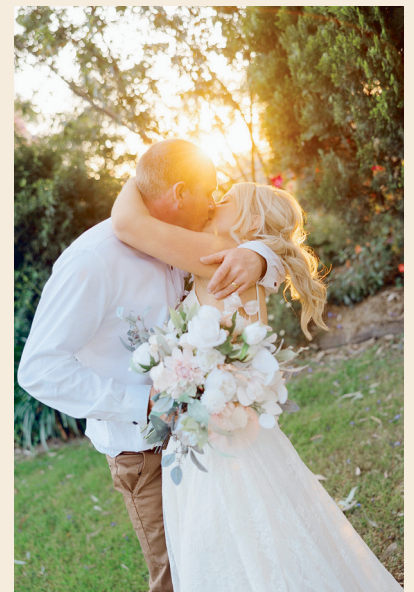
down the aisle with my father and my maid of honour carried my one-year-old down the aisle,” Rhianna said.

“It’s hard to say what my favourite part of the day was because I enjoyed absolutely every second of it.

“One of the highlights would have been when the groomsmen’s threw me about three metres up in the air while we were getting photos done, and I loved how everyone was up on the dance floor dancing having a great time. Fern Brothers were our the band for the night.

“But I think the most special part was when you officially marry the person you love and have a family with, hearing each other’s vows and also having my three-year-old son walk me down the aisle, that was very special to me.”

Photography for the day was by Meadow-lane Visuals.



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REAL ESTATE FOCUS

Multi-generation family home

Investors and multi-generation families will be interested in this dual occupancy property according to agent Helen Harm.

"This is a double storey home where both floors are self-contained with internal lockable or external access.

On the ground floor entry is off street level and there are three good sized built in bedrooms, a spacious kitchen with a gas stove, rangehood, double sink and pantry with a dining/living room with a gas heater.

There is also a laundry with built-in storage as well as walk-in storage on the bottom floor and a family bathroom with shower, vanity, toilet and extra outlet for a washing machine.

"Up on the first floor there is a large entry that could be used as office," Helen said.

"The Modern kitchen/dining room has a five-burner gas stove, a new dishwasher and ample cupboard and bench space.

"The first floor lounge/dining room has a wood heater and r/c air-conditioning. The two double built-in bedrooms also have ceiling fans while the sunroom/office has air-conditioning.

"There is a bathroom with a shower and vanity and there is a separate toilet off laundry.

"There is a private timber deck at rear - great

for relaxing and entertaining."

Additional features at a glance

- Powered, insulated double colorbond shed, aircon on concrete floor - attached double carport.
- Double door garden shed on concrete floor with power
- Insulated between the two floors, in roof & walls
- Core filled walls providing excellent insulation downstairs
- Five KW solar system
- Large NEW hot water system
- Large poly rain water tank
- Rear access on a fully fenced 675 m² allotment.
- Walking distance to CBD medical facilities and schools.

"This two storey home has been impressively renovated from top to bottom," Helen said.

"Both floors are self contained and ideal for a large or growing family.

"For the investors, the property was recently leased at \$800 per week.

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



Address: 29 Lyons Street, WARWICK **Description:** 5 bedrooms, 2 baths, 4X car **Price:** \$600,000 Offers Over Considered

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



Home close to the hospital

This executive style, air-conditioned, two bedroom brick terraced house is near the hospital and has its own courtyard.

Access to the first storey is via a lovely solid timber staircase.

Both Master bedroom and second bedroom are air-conditioned and have wall-to-wall built ins.

The bathroom features a shower, vanity and toilet.

Downstairs is large open plan lounge, family and dining area with adjoining modern kitchen.

There is a separate laundry utility room with a separate toilet. The property also features a single lock up garage, under the stairs storage room, landscaped gardens and more.

Extras include gas hot water, 1.5 KVA Solar system and low maintenance Stramit cladding

There are no body corporate fees – separate title and for the investor it is currently renting at \$420 per week until 28-06.

At a glance

Upstairs

- Air-conditioned two bedroom – built-ins



- Bathroom has shower, vanity and toilet
 - Downstairs**
 - Open plan Living – kitchen, living, dining and lounge
 - Laundry, separate toilet and storage
 - Remote single garage
 - Home Features:**
 - Air-conditioning
 - Carpeted Floors
 - Electric Stove
- Entertaining Area/Pergola
 - Fenced
 - Heated
 - Hot Plates
 - Oven
 - Patio/Deck
 - Rangehood
 - Tiled Floors
 - Community Features:**
 - Childcare
- Clubhouse
 - Playground/Park
 - Primary School
 - Public Transportation
 - Secondary School
 - Shops
 - Sports Complex

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

Address: 11A Leslie Street, WARWICK Description: 2 bedrooms,1 bath, 1 car Price: \$400,000 offers over considered Inspection: By appointment Contact: Helen Harm 0408 457 496, HELEN HARM

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Helen Harm

Real Estate

for Property in Warwick



Dual Income

Close to CBD, 3 bed timber Queenslander & Shop, fully fenced on 604 m², walk to shops, schools & childcare.

HOUSE

- 3 Bedroom Timber • Single garage
- Bathroom, shower over bath, toilet
- 2nd Toilet near Laundry • Lounge with R/C aircon • New Kitchen, eat in dining
- LEASE to 1/6/2025 for \$400 p.w.

\$ 775,000



Near Hospital

Executive aircon 2 bed brick terraced house near hospital, with it's own courtyard.

Extras:- Gas HW, 1.15 KVA Solar, Stramit cladding NO BODY CORP FEES – Separate title

Upstairs:- • Aircon 2 built-in Bed

• Shower, vanity & toilet

Downstairs:- • Open plan kitchen, living, dining •

Laundry, toilet, storage • Remote single garage

INVESTORS: Current rent \$420 p.w 28/06/2025

\$ 400,000+



Dual Income

Close to CBD, 3 bed timber Queenslander & Shop, fully fenced on 604 m², walk to shops, schools & childcare.

SHOP

- 4 Room BUSINESS PREMISES in CBD
- Large fixed window in waiting room
- Office reception area • Consulting room or private office • 4th room has toilet, vanity + storage area • LEASE to 28/2/2026 for \$300 p.w.

\$ 775,000



Central Location

Short walk to schools, shops, business and sport facilities. 1950's home has hardiplank exterior.

• Double block frontage on one title – possible to build a unit complex

• 4 bedrooms

• Large kitchen

• Separate lounge

• Enclosed sunroom

• Bathroom with separate toilet

• Large yard 1166 m² • 2 Carports

• Close to Primary school and shops

\$ 650,000

- BUSINESS OWNERS -

No rental vacancies?

Have you considered housing as part of your employment package?

CALL HELEN TODAY!



Circa 1890's

Original features include detached kitchen annex, enclosed walkway to living & bedrooms.

• Slow combustion stove + electric upright

• Verandahs are now closed as sleepouts

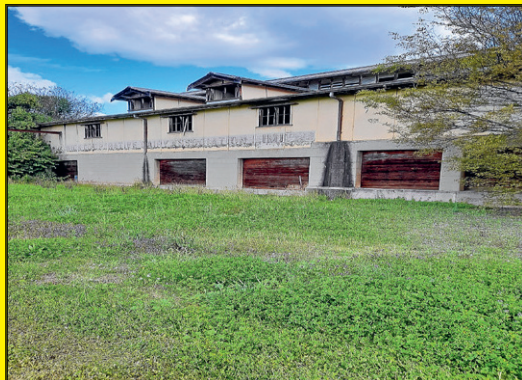
• 3 Bed • 1 Bath • Carport

• Laundry • Garden Shed

Close to CBD, Schools and amenities

Built around 1898.

\$ 400,000



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

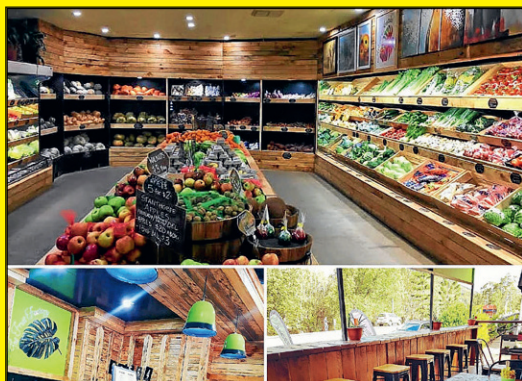
- INFORMATION NIGHT -

Interested in a Modular Home?

Ask questions and get answers @ RSL

6.00pm on 25th February 2025

CALL HELEN TODAY!



Retail Lease

ARATULA - BE YOUR OWN BOSS!!

Fruit Shop has now closed - establish your own choice of business in this prominent highway position. Ideally suited to owner operator, possibly with young family. 2-3 people capable to run day to day operations.

Equipment list available - Cold Rooms, aircon, fridge display units, coffee bar, display units, 2 Satellite liquor licences

Offers



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 47.1ha.

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



Highway Premises

Corner Commercial Site on the Cunningham Highway at ARATULA.

Site is 1,310 m² with off street parking.

Fruit Shop is now closed.

Lease and fittings are available as a separate sale.

\$ 1,200,000

LAND

WARWICK : 835 m² to 1114 m², Warwick Solar Estate, NEW development\$ 190,000

WARWICK : 2.5 ha Industry/Rural, sealed road frontage, suit storage units . .Under Contract

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

GOOMBURRA - 7.61 ha, bitumen road, power, rural fence\$ 425,000+

HENDON - 1922 m², frontage 40.2m, power next door, rural fence.....\$ 150,000+

HENDON - 2023 m², container, power next door, colorbond fenceSOLD

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

See www.helenharm.com for more listing

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal





House and shop perfect small enterprise

Close to the CBD, this three-bedroom timber Queenslander has reverse cycle air-conditioning.

The family bathroom has a shower over the bath and toilet plus a second toilet next to the laundry.

The tidy kitchen has new electric stove, bench tops with a servery to the living area.

All bedrooms have external windows with security screens throughout.

There is near new vinyl flooring in the kitchen and family living and carpets in bedrooms and lounge.

The property is fully fenced on 604 m², single garage with separate workshop, within a short walk of the CBD, schools and childcare.

The shop is in a highly visible position across from Central Primary School and close to Childcare centres, shopping precinct, professional offices and more businesses.

“This is perfect for someone looking for good position to conduct a small enterprise that is affordable,” agent Helen Harm explained.

She said the house is leased until 1 June this year at \$400 per week while the shop lease is until 28 February 2026 at \$300 per week.

The shop is a four-room business premises in the CBD with entry through french doors and a large fixed window in waiting room. The larger room is suitable as an office reception area, the next room could be used as a consulting room or private office while the fourth room has toilet and vanity plus storage area.

At a glance
HOUSE

- Three bedroom
- Bathroom, shower over bath, toilet
- Second Toilet near Laundry
- Lounge with R/C aircon
- New Kitchen, eat in dining
- Single garage
- Storage shed



Home Features:-

- Air-conditioning
 - NBN
 - Carpeted Floors
 - Electric Stove
 - Fenced
 - Heated
 - Rain Water Tanks
 - Timber Floors
- SHOP**
- Four room business premises in the CB D
 - Enter through French doors
 - Large fixed window in waiting room
 - Larger room suitable as office reception area

- Next room - consulting room or private office
 - Fourth room has toilet & vanity plus storage area
- Building Features:-**
- Air-conditioning
 - Timber/ Vinyl Floors
 - Heated
 - Toilet, vanity, storage room
 - Waiting Area
- Community Features:-**
- Bike Paths
 - Childcare
 - Clubhouse



- Fitness Centre
 - Playground/Park
 - Pool
 - Primary School
 - Public Transportation
 - Secondary School
 - Shops
 - Sports Complex
 - Tennis Courts
- Please allow 48 hours to give tenants notice of inspection.
- Contact Helen Harm on 0408 457 496 for inspection. Go to www.helenharm.com for more photos

Address: 93 Percy Street, WARWICK **Description:** 3 bedrooms, 1 bath, 1 car **Price:** \$775,000 **Offers Over Considered** **Price for rental:** House Lease to 1 June for \$400 **Inspection:** Please allow 48 hours to give tenants notice of inspection **Contact:** Helen Harm 0408 457 496 **Agent:** HELEN HARM

Warwick's goto local bank

LOCAL BRANCHES

HEAD OFFICE

101 PALMERIN STREET WARWICK

ALLORA

66 HERBERT STREET ALLORA

KILLARNEY

CNR WILLOW & IVY STREETS

CALL US:

1300 72 44 33



12653264-HC51-23



Helen Harm

Real Estate

for Property in Warwick



Commercial Lot

Entrepreneurs - great commercial opportunity - Commercial, Industry or Rural Land. Minutes to Warwick CBD, zoned Industry/Rural 2.5 Ha will suit storage sheds or light industry

- Easy access to sealed road
- 2.5 Ha vacant land
- Sewerage, town water, town amenities
- Creek frontage approx 160m
- Suit Storge sheds, light industry business

\$ 550K +GST



Rural Township

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

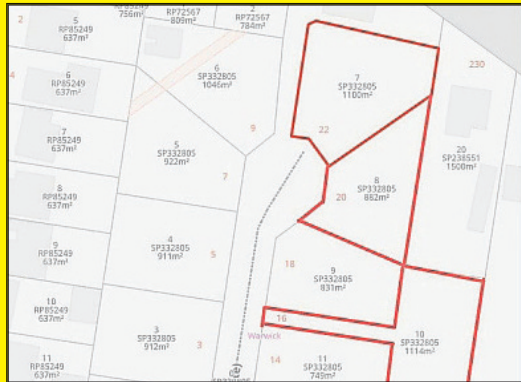
- 2023 m² – ½ Acre • Sloping 1% gradient
- Power available on the street side
- Boundary Fenced with Colorbond
- Shipping container fitted with window and doors, skillion insulated roof over the top
- Rain water tank 22,500 litres (5000 gal)

\$ 220,000

For Rent: 4661 3663

UNIT FURNISHED – 2 Brm, 1 bath, living, kitchen/dining, 1 car, NO PETS..... **\$ 480 p.w**
TOWNHOUSE – 3 bed, 1 bath, Open plan, 2 living, 1 car **\$ 450 p.w**
HOUSE – 4 bed, 2 bath, Open plan, 2 living, 2 car **\$ 600 p.w**
FURNISHED HOUSE – 4 bed, 2 bath, Open plan living, 2 car **\$ 750 p.w**
FURNISHED UNIT – 3 bed, 2 bath, Open plan living, 1 car **\$ 770 p.w**

URGENT !! WE NEED RENTALS IN GOOD REPAIR



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. 2 Lots left!

\$ 190,000



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+



Affordable Land

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

- 1922 m² – almost ½ Acre, 40.2 m frontage
- Sloping 1% gradient from front to back diagonally
- Power available on Goomburra Street
- Rural Boundary Fenced
- Zoned as Rural Residential
- Trees give shade in summer, warmth in winter

\$ 150,000+

COMING SOON

GOOMBURRA - Rural acreage....**\$450,000+**
KARARA - Rural acreage....**\$850,000+**
CONTACT HELEN ON 0408 457 496

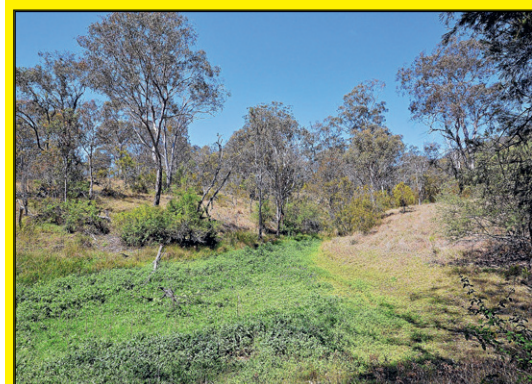


MotoX, SuperX

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- Fencing 3 side boundary & bore pump
- Solar system 12V 52W 560amp hrs 1kw inverter
- 2 shipping containers, awning

\$ 650,000



Goomburra Views

Goomburra Valley on elevated lightly treed 7.61 ha (18.87 Ac) - knock down house, various old sheds, old yards, rain water tanks + good bore. 30-min to Warwick off sealed road. Undulation will suit off road enthusiasts

- Abundant wildlife in its natural setting
- Gullies feed from elevation in rainy season
- Boundary fencing needs some attention
- Bore, 6.5kva petrol genset, drives submersible

\$ 425,000+



This could be advertising for your property

Call Helen today!



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, Beta 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