

MAY 2025

SOUTHERN LIVING

& Real Estate



THE BRASS MONKEY STANTHORPE RODEO HAS CHANGED NAMES AND DATES AND IS READY TO ROLL.

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All happening in Stanthorpe

WarwickToday
StanthorpeToday





The beautiful work of Scott McDougall. (Submitted)



Liz Powell's Blue Moon. (Submitted)

Big month for Stanthorpe Gallery

It will be a big month for exhibitions at the Stanthorpe Gallery in May with three launching on 8 May and going through to 6 July.

The exhibitions will begin officially with an opening night on 9 May at the gallery which is free to attend. Drinks and nibbles are provided and it will be a chance to talk to the artists and be the first to see these interesting and diverse exhibitions.

Exhibition One: Scott McDOUGALL "Land Mark - here and there"

A crowd favourite, Scott the 2024 Stanthorpe Art Prize Public Choice Award winner, back by popular demand.

Scott will exhibit a collection of paintings dealing with Northern NSW, from the Tweed to the tablelands.

"Having spent my entire life living in big cities, it's no surprise to me that my fascination with the urban image had become the overriding theme in my paintings," he said.

"I've travelled extensively, pursuing subject matter to capture and translate onto canvas. I've covered thousands of kilometres on foot and have slogged my way through the Barrios of Spain, the medinas of Morocco and across the provinces of Cuba and Vietnam.

"My paintings reflect my passion for colour, texture and formal composition, and the excitement of travelling to new countries.

"The Covid lockdown changed things and turned everything around. Travel was suddenly not an option and the uncertainty of it's duration induced a creative panic... what was I going to paint?

"A decade ago I relocated from my home of 30 years in Sydney to the Tweed Valley and built a home and studio in Stokers Siding.

"Since my move north I was confronted with a very different landscape, so very green and lush and so far from my painting comfort zone!

"Swathes of cane fields and rolling hills and mountain ranges were so foreign to my



Bernard Ollis' Recreation.

choice of subject matter.

"Green is a colour I haven't previously been all that comfortable with on my palette and I use it sparingly. It's not a colour I associate with the Australian landscape. I started looking for subject matter locally. Fortunately I lived out of town and had more freedom of movement than I would have in the city. I tried to adapt to a greener, lush palette but it was a struggle.

"Finally, the State Government opened up neighbouring Local Government Areas (LGA's) and I went exploring areas west of the Tweed Valley. I found myself wandering around the Northern Tablelands of NSW. The areas around Tenterfield, Armidale and much later, Stanthorpe just blew me away. A unique landscape of granite boulders and hilly pastoral properties and definite seasonal colour changes to the land. I found my muse and have fallen in love with my new direction in painting.

"It is an interesting artistic process solving problems presented by a new surrounding landscape. In the past I had focused on smaller details of the man-made city environment and suddenly,

here, I was confronted with the huge expanse of rolling ranges, open plains, broiling clouds and rising mists.

"In this exhibition I have included a series of paintings dealing with Northern NSW, from the Tweed to the tablelands and show a collection of works contrasting the beauty found both in the man-made and natural environments."

Exhibition Two: Borderline Regional Arts Association "Flat Out Like a Lizard Drinking"

This is a major exhibition from the biggest local association of artists.

Borderline Regional Arts Association members are a very active lot. This exhibition covers a sample of the many areas they investigate including painting, fibre arts, printmaking, ceramics, drawing, book binding, mixed media and sculpture.

As is evident, they are flat out doing and making art.

The gallery is also hosting a discussion with the Borderline artists on 14 June from 10.30am - 11.30 am for more chances of discussing the art.

Exhibition Three: Geographies - An exhibition of select pieces from the Gallery's Stanthorpe Art Collection .



Sue Jurd's thought provoking "Grounded". Submitted.

Geographies are broad features of the world, both natural and humankind's response to them, and as such contain a plurality of voices.

Over many years artists' collective voices have reflected changes in attitudes towards the land we live on. The subject of landscape weaves in and around a sense of belonging and a questioning of how we fit into a sometimes bewildering world.

The Stanthorpe Art Collection has grown over many years, through acquisitions from the Arts Festival/Art Prize and generous donations.

Several internationally recognised Australian artists are represented in the collection with selected works having great significance in their oeuvres.

William Robinson, Jon Molvig, Margaret Olley, Charles Blackman are present with artists such as Gordon Bennett, Barbara Schey and Gwyn Hanssen Pigott having pivotal works also represented.

Generous donations from Pamela Bell OAM, and William Bowmore AM have added considerable depth to the collection with several European artists including Pablo Picasso.



Stanthorpe is preparing for a rodeo with plenty of hot action and warm firepits. (Supplied: Sandra Mc Ewan)



Get ready for more rodeo action.



Great stock and top cowboys. (Supplied, Robert Papa).

Action heats up at Brass Monkey rodeo

BY TANIA PHILLIPS

Warm firepits and hot rodeo action, the Brass Monkey Stanthorpe Rodeo later this month, is sure to be an event to remember.

The rodeo, coordinated by the Stanthorpe Agricultural Society Rodeo Sub Committee, has moved to 31 May this year and is already looking to be bigger and better than ever.

Committee Treasurer and Secretary Paula Boatfield said moving the event from March to the cooler time of year meant that it would take on a slightly different flavour.

“This is a first for us because we’ve moved away from our usual day on the first weekend in March,” she said.

“Because we are going into the cooler months we wanted to embrace the Brass Monkey theme which Stanthorpe is really well-known for and we are trying to encourage visitors from out of town to embrace that theme as well.”

So why move the date?

“There were some clashes with other rodeos early in the year,” Paula explained.

“As well, every second year the rodeo is held in conjunction with the Apple and Grape weekend and because the rodeo has increased so much in reputation, attracting good riders and because it’s only three hours away from Brisbane - always getting a good following from Brisbane, Toowoomba, Gold Coast and Northern NSW, we also found that we needed to move it to a time when we could use the whole showground.

“When we used to have it as an Apple and

Grape night time event the Showgrounds was also full of campers for Apple and Grape. We want to keep supporting the festival by providing the overflow camping grounds at the show grounds but we wanted to increase our rodeo as well. That really prompted the move to a different date later in the year.”

She said tickets were already on sale and had been selling steadily with interest and support was flowing in.

“We have food vans and other stalls coming, it’s been well supported by our sponsors so yes it’s just going to be bigger and better we think,” Paula said.

“The beauty about going a little bit later and it being a little bit cooler is that we’ve got these magnificent fire pits that we will have ablaze to keep people warm as they dance the night away to Dee Jay Bux – he’s our DJ for the nighttime entertainment. It should be really good.”

There is a full program of events including all the favourites – the feature bull ride – which pits cowboys up against a bull that has never been ridden before.

“It’s a bull that looks pretty fierce and has only been ridden twice,” she said.

“There will be all the normal bull rides, bareback rides, saddle ride, rope and tie, team roping, steer run decorating.

“Something new though is that we’re encouraging our novice riders so we’re encouraging our novice ride’s on our program – the novice bull ride and novice horse ride because we’ve got to encourage the young ones to come up and have a go.

We’re hoping the crowd will get behind the novice riders – our juniors as well – we’ve got quite a good junior program as well.”

The event is part of the National Rodeo Association program, meaning top competitors and fierce competition.

But as well as all the usual rodeo action, Stanthorpe likes to have a little fun with a special race for the youngest competitors.

“We will have our hobby horse race for kids under seven taking place in the break between rodeo sessions,” Paula explained – yes it’s as cute as it sounds.

“As well, over the weekend we will have merchandise for sale that includes brass monkey related hoodies, stick pins, cookies, socks, key rings, stubby coolers and stickers.

“We are still welcoming sponsors who can contact me at rodeo@stanagsociety.com.au.

“Stallholders include hot food (nachos, twisted potatoes, loaded fries, hot chips, smoked meats, burgers) sweets (poffertjes, donuts, snow cones) coffee and western clothing and accessories.

“Donation boxes will be placed around the site for donations to the Breast Cancer Foundation. The committee will be in their pink shirts to raise breast cancer awareness and we invite the patrons to do the same.

The night looking to be quite the occasion and Paula said a lot of that is down to the amazing support the committee have received from the local community.

“We have had a lot of support from local businesses, Stanthorpe Quality Meats has

come on board as major naming rights sponsor, they’ve supported our rodeos for about five years now, we really appreciate their generous sponsorship of this year’s rodeo,” she said.

“Michael and the team from Stanthorpe Tyre Power have come on board for the first time and we really appreciate their involvement. Stanthorpe RSL have sponsored the event as part of their community sponsorship program, Stanthorpe Today, first time sponsors Atlas Security we’ve used the team at the rodeo and the show and we are going to use them as Snowflakes as well.

“We are also offering buckles as prizes as well as prize money so the major event winners will get a buckle commemorating the Stanthorpe Brass Monkey Rodeo and the sponsor for that is Miles Benn Transport which fantastic. Hotel Stanthorpe – Tina and Dom and the team sponsor the Timing Event and we’ve got Warwick Equine Vets are coming on as the on-call vet for us as well as sponsoring events.”

She said they had also received sponsorship and invaluable support from Squadron Energy, Granite Belt Graphics, Granite Belt Freighters and Scoops and Treats in planning what promises to be a massive event for the town and region.

“It’s going to be huge – we put on a pretty good show and we will have food and drink and entertainment – who could want for more,” Paula chuckled.

Tickets for the rodeo are now on sale through HUMANITIX.COM.

BORDER DISTRICT

Eisteddfod

24th May - 4th June 2025

Stanthorpe Civic Centre



Winners are grinners.



Some of the winners from the 2024 Eisteddfod.



Celebrating those involved.

Let the battle begin

BY TANIA PHILLIPS

Young aspiring bands from around the region will have a chance to come out of their garages and out into the spotlight as part of this year's Border District Eisteddfod at the Stanthorpe Civic Centre from 24 May to 4 June.

And while amplifiers, electric guitars, drumkits and rock music (or what ever kind of music the bands play) aren't usually associated with Eisteddfod it's hoped that a newly minted competition for bands will add an extra dimension to the Eisteddfod, which already takes in musical/choral, drama and dance over it's almost two-week run.

Eisteddfod president Anne Lindsay said this year's event would kick off with the brand new competition – the Battle of The Bands – to be held on the first evening of the popular musical festival.

The competition is aimed at young bands under-18 from from around the Granite Belt and Southern Downs (and further a-field if they are keen) and not only gives them a chance to get feedback from musical professionals who will be adjudicating but also play in a safe alcohol and drug-free environment in front of what is sure to be an enthusiastic crowd.

"It's the first time we've ever done this, we've introduced the Battle of the Bands to encourage the young people who have bands, to give them somewhere to play and get feedback," Anne explained said.

"And we are having a bit of a success with the competition already – we are trying to encourage and broaden our range to bring in some more contemporary interest in the community.

"They still have until 10 May to nominate, the other sections have closed but we are keeping this one open for a bit longer."

The band event is being held in conjunction with the Stanthorpe branch of the Blue Light Association and is aimed at young bands of what ever style. As well as the professional judging there will be a People's Choice award on the night and as with all Eisteddfod competitions across the 11 days, entry is by donation and Anne and her team are hoping to attract a large crowd for the first battle.

"We are trying to widen our appeal and



Dee Booth, Racheal Burns and Tracee Hutcheon volunteer much of their time to the event.

bring in more contemporary interest – it will be a proper adjudicated section," she said.

"We decided to add the section because a couple of our volunteers know of some of the local bands and wanted to have something for them. There are a lot of young people here in Stanthorpe who play in bands. They aren't school bands, they're their own private hobbies. Jam sessions have become quite popular around the region with some of the young ones and we just wanted to give them the opportunity to be adjudicated and go into a proper competition.

"We already have entries but we are open to having a few more, that's why we've left the closing date to 10th May. It's not a school-based thing its about the local bands who go home from school and have a jam session in their garages or sheds. We just want to encourage that part of our younger community and that style of music.

"Each band will have between 15 and 20 minutes – they must be under-18 and the highest score will be given a free recording session to record a single track to be played on Ten FM.

"They can do what they like in a drug free,

alcohol-free environment – it isn't a party as such it's a competition, part of the Eisteddfod so they will be adjudicated accordingly.

"We will also have the People's Choice award with the winning band receiving \$100, so we want plenty of people to come along, not just to be an audience but to vote for their favourites."

After the Battle of the Bands on 24 May, the attention turns to Drama and Performance the next day, starting with the ever-popular debating competition on the Sunday afternoon. Drama will be held from 25-27 May with the Music and Choral from 27-30 May with Dance from 31-4 June.

"We have record entries this year across the board and we are really thrilled with that," the president said.

"There are very few places now that are doing eisteddfod's, they just don't have the volunteers to do it any more. We are most grateful to our volunteers and to the Council for some of the grants we've been given and we've also got some very very good sponsors."

She said the competition nurtures and supports talent both old and young from not just the Granite Belt but also much further

afield.

"We get entries from all over the place – from as far away as the Sunshine Coast, Gold Coast, Ipswich, Brisbane, Toowoomba, Warwick and Tenterfield. They come because there is just no where else for them to perform and be adjudicated. It's run really well, we really do have a great group of volunteers and we carefully select our adjudicators who come for each bracket.

"Our event is just getting more and more popular and I think it's mainly because we are providing proper adjudication for them."

The event, which is held each year in the Stanthorpe Civic Centre, began in 1977 starting as a music and drama competition. The dance component was added in 2014 and now the Battle of The Bands this year.

Over the years some of the competitors have gone on to study further and perform professionally.

"We've been very proud to provide a service for the young ones to develop their creative ability," Anne explained.

"It's such a great community event to participate in but of course, we also want to encourage people to be part of the audience, to watch what goes on.

"We just ask for a donation to just come in and be part of the audience. They can stay there for a day, half a day, what ever they like, just to see our young talent and enjoy a wonderful time of entertainment."

The Battle of the Band competition will be held in the early evening of 24 May with the drama starting with the debating at 4pm on 25 May and then the official drama and performance section starts at 26 May from 8.30am for the first of the full days of competition, which then continue right through to the end.

"The competition ends with the dance section which is held over a weekend to allow people to travel," she said.

"It's huge. People travel from everywhere for it. It's a very big day with all sorts of style of dance from Jazz and Tap to Hip Hop, contemporary, classical ballet, cabaret and musical theatre. "There is quite a variety of dance, they come from far afield. Dancers are the ones that really do travel for the competition we get competitors from the Gold Coast-Tweed, Ipswich and the Sunshine Coast."



Roxanne Scott, Morwenna Arcidiacono and Cara Hall are big supporters of seeing our youth shine on stage.



Understanding the importance of the eisteddfod, Robert and Peggy Channon were all too happy to sponsor the event.



Highlighting talent.



Eisteddfod President Anne Lindsay chats to Cr Russell Wantling, and Bendigo Bank Manager Kurt Empen about the importance of sponsorship for events like the Border District Eisteddfod.

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Saying thank you to Volunteers

Volunteers are at the heart of any region, and Southern Downs Regional Council is proud to celebrate their incredible and tireless contributions during National Volunteer Week (NVW) between 19–25 May 2025.

As Australia’s biggest annual celebration of volunteering, NVW 2025 embraces the theme Connecting Communities, shining a light on the power of volunteers to bring people together and create a sense of belonging.

In regional communities like the Southern Downs, our local volunteers are indispensable across all aspects of community life—from community services organisations, emergency services and aged care, to disability support, environmental conservation and local sports and arts initiatives.

To recognise their invaluable contributions and commitment to the community, Council will host two Thank You Morning Tea events:

Stanthorpe Event

- Date: Tuesday 20 May 2025
- Time: 10.30am – 11.30am
- Location: Stanthorpe RSL Services Club, 46 Marsh Street, Stanthorpe

Warwick Event

- Date: Friday 23 May 2025
- Time: 10.30am – 11.30am
- Location: Churches of Christ One Table Function Centre, 223 Dragon Street, Warwick

Southern Downs Mayor Melissa Hamilton praised the region’s volunteers and extended her heartfelt gratitude to the important role they play in contributing to the region’s liveability.

“Our communities rely every day on volunteers, who give their time, energy and passion to support people and causes across our region,” Mayor Hamilton said.

“As we celebrate NVW 2025, I want to thank all volunteers for the remarkable impact they have in building more connected and resilient communities across the Southern Downs.”



National Volunteer Week celebrates community connection.

Councillor Morwenna Harslett is a strong supporter of the arts, and highlighted the diverse contributions of volunteers across the region’s creative and cultural spaces.

“From curating exhibitions to greeting visitors, our gallery volunteers are the quiet champions behind so many enriching experiences,” Councillor Harslett said.

“They offer not only their time, but also their insight, creativity and warmth—bringing people together and making the arts more accessible for everyone.

“Volunteers strengthen social bonds, support community wellbeing and often inspire others to get involved. In places like our galleries, they help keep culture alive and vibrant.”

Councillor Sheryl Windle also

recognised the friendly faces who warmly welcome visitors to the region at our Visitor Information Centres (VIC) in Warwick and Stanthorpe.

“Our VIC volunteers are often the first point of contact for travellers, and they leave a lasting impression,” Councillor Windle said.

“Their local knowledge, genuine enthusiasm and warm hospitality play a huge role in shaping how people experience the Southern Downs.

“Whether it’s sharing a secret spot for a picnic, recommending a winery or guiding someone to their next adventure, their contributions are deeply valued.”

More than six million Australians volunteer formally through organisations, with many more assisting informally in

their communities. From crisis response to community events, volunteers play a vital role in Australia’s social fabric. However, with ongoing challenges facing the volunteer sector, NVW 2025 is also a call to action for more people to get involved.

Want to join in celebrating the incredible volunteers? Register for a Thank You Morning Tea by Thursday 15 May 2025.

Email: commdev@sdrc.qld.gov.au

Phone: 1300 697 372

Please include your:

- Name
- Contact details
- The organisation you volunteer with
- Which morning tea you’ll attend

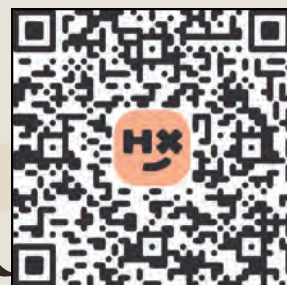


Warwick Visitor Information Centre and it’s Stanthorpe counterpart are both watched over by volunteers. (Supplied)

BRASS MONKEY STANTHORPE RODEO 31 MAY 2025

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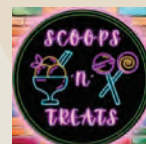


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Remember the green-thumb mums

Looking for the perfect mother's day present for the garden loving mum – why not take a trip to Brisbane for meet Gardening Australia's own Jerry Coleby-Williams on his home turf or maybe grab mum a ticket to the Queensland Garden Expo on the Sunshine Coast in July.

Both events could be an excuse for a quick trip to the Coast or even a weekend away.

Every year ABC personality and famed horticulturalist Jerry, a frequent visitor to the Granite Belt and Southern Downs over the years for garden shows and events, opens up his garden Bellis in Brisbane's Wynnum Manly for the weekend – allowing visitors to see just what can be done on a small plot of land.

"Our twentieth annual Open Day at Bellis in subtropical Brisbane will be held this Mother's Day Weekend, 10-11 May 2025," he announced on his website recently.

"Wow! Over 500 different climate-appropriate plants grow in our Wynnum garden for food, medicine, pesticides, to support biodiversity, including climate change-ready ornamentals.

"This is a great opportunity to visit a working garden that operates on multiple levels. On one level it was designed in 2003 to be an example – a model, affordable, sustainable home and garden.

"Complete with a working 21st century cottage garden, diversely planted as a pocket botanic garden. A home where living and gardening is affordable – sustainable water, energy, power and genes – Bellis is a suburban model for a carbon positive lifestyle.

"From 2018, the garden morphed into a Vietnamese style food garden to suit the expectations of a certain Vietnamese market gardener, cook and herb-lover.

"We garden in a continually surprising climate. Bellis has been stress tested by long droughts and epic floods and generally outperformed expectations. It soaked up 803mm rain in three very wet days in late summer 2022 – 803 litres of rain per square metre soaked in and little was lost as stormwater. The soil sequesters carbon and enhances moisture retention.

"Visit this water sensitive landscape where an array of useful plants have helped our financial bottom line and the environmental performance of a household. There are ideas and inspiration for sustainable food growing and boosting beneficial biodiversity at home. Hives of stingless bees have made pollination here more thorough than ever. The seed crop has never been heavier.

"How powerful can 300 square metres of food garden be? It can help you transform your lives and improve your financial bottom line through plants and gardening. There will be a sale of surplus plants and seed, many of which are not available commercially. Some are rarely seen, others are rising stars.

"Copies of The Seed Savers Handbook by Jude and Michel Fanton, which guides the cultivation of over 100 different kinds of food plants, how to save their seed, and keep varieties true to type, will be on sale.

"Bellis is not an attempt at self-sufficiency, but it is a living example of how we can turn our Aussie backyards



There are always plenty of interesting displays.



Queensland-based ABC personality Jerry Coleby-Williams opens his garden up every year - this time the open weekend falls on Mother's Day.



Costas is a regular fixture at the Garden Festival.

into an environmental advantage, without compromising our lifestyle.

"Everything growing here can be grown by an average gardener on an average income. Discover how to reduce your ecological footprint whilst reducing the cost of living."

GARDEN ADDRESS: will be published one week before the event

OPENING: 10th and 11th May 2024, from 9.00am to 4.00pm;

ADMISSION: \$10 CASH ONLY. Unwaged, students and under 18 free

Admission gives you access to a unique range of food and medicinal plants and seed at affordable prices;

SURPLUS STOCK PLANT SALE: as priced; stock list will be published prior to this event:

SURPLUS PACKET SEED SALE: \$2 per packet.

The Queensland Garden Show — formerly the Queensland Garden Expo — returns to the Nambour Showgrounds from 11 to 13 July for its 41st year, with a fresh new name that organisers say better reflects the event's evolution over the past four decades.

The family friendly, grassroots event remains a must-visit for everyone, from passionate home gardeners and industry professionals to absolute beginners starting their gardening journey, bringing together more than 360 exhibitors, including 55 nurseries selling 50,000 plants per day.

Spanning seven hectares, the Show attracts over 40,000 visitors each year, eager to explore the latest in gardening, sustainability and landscaping trends, while gaining expert insights from some of Australia's most respected gardening personalities, including Costa Georgiadis, Sophie Thomson, Jerry Coleby-Williams and Phil Dudman.

Event Manager Marion Beazley explained that the slight name change from 'Expo' to 'Show' better reflects the entertainment and experiential aspects of the event, appealing to families, casual visitors and those looking for a fun, engaging day out, rather than just hardened green thumbs and industry professionals.

Since the event started in 1985, the Queensland Garden Show has welcomed nearly 1 million visitors and is estimated to have contributed over \$200 million to the

Sunshine Coast economy, with more than 65 per cent of attendees travelling from outside the region to attend the event.

The three-day Queensland Garden Expo will be held from Thursday 11 July to Sunday 13 July at the Nambour Showgrounds, Coronation Avenue, Nambour. Entry is free for children aged 15 and under with a giant kids' playground and free garden activities to keep them entertained.

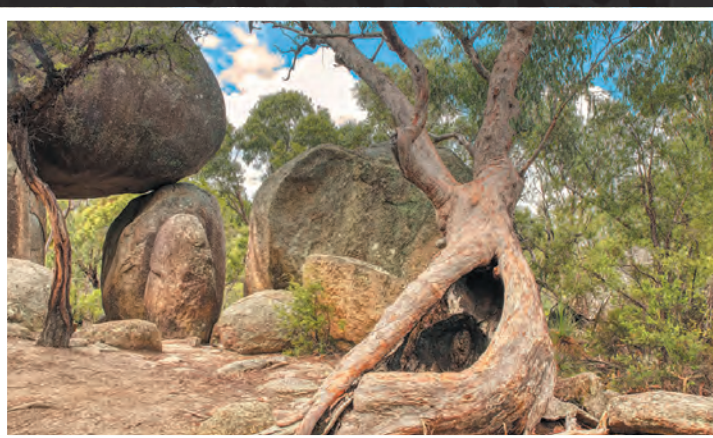
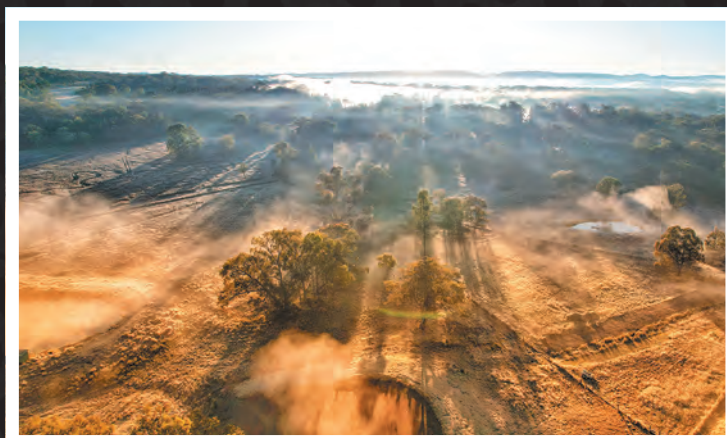
To find out more and purchase tickets online, please visit www.qldgardenexpo.com.au

Fast Facts

- Three-day event from 11-13 July
- More than seven hectares of gardening inspiration
- 360-plus exhibitors and displays, including 55 nurseries with 50,000 plants for sale each day
- 100-plus free lectures and demonstrations across five live speaker stages
- 40,000-plus attendees
- 65 per cent visitation from outside the Sunshine Coast region injecting around \$200 million into the local economy over the past four decades

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



WEDDINGS



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A special moment.



The wedding party.

Bridal flowers grown with love

The flowers for Alexandra McLellan and Curtis Allen's April wedding were grown and hand crafted by the bride's mother.

"My mum made all our bouquets and floral decorations from native flowers from her garden," the bride explained.

"Our wedding day was truly unforgettable—more than we could have ever dreamed.

"Being surrounded by our incredible friends and family, and feeling the overwhelming love, support, and care from everyone, made it all the more meaningful.

"We couldn't have asked for a more perfect day, and the greatest joy of all was getting to marry my best friend and the love of my life."

Alexandra is the daughter of Peter McLellan and Jolene Nelson while the groom's parents are Terry and Rosemary Allen.



The beautiful bride.

The beautiful ceremony and reception were held at the Queensland college of wine tourism with Alexandra attended by Jordie McLellan as maid of honour and bridesmaids Jaimee Beecham and Shania Newman. Curtis' best man was Damon Allen with Josh Tremellen and Alastair Middleton servicing as Groomsmen.



Alexandra McLellan and Curtis Allen on their wedding day on 5 April.

BRIDAL DIRECTORY



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Timber Cutters cottage

Looking over the Swanfels Valley, in an elevate position at Yangan, is this rustic timber cutter's cottage on 2,125 m².

There is a deck across the front of the cottage to take in the scenic views and it has lovely wrought iron work accents in the railings.

Agent Helen Harm believes this is a cottage full of country charm.

"There is a cosy woodfire in the open plan living dining with original raw timber walls add to the charming character of this cottage," she said.

"The compact kitchen has electric oven and hotplates.

"Laze back in the clawfoot bath which has a shower over if needed. Toilet and vanity in the bathroom as well.

"The main bedroom has a wall removed to give extra space and there is a sliding door to the outside and another door to the bathroom. The second bedroom or work room is across the hall while the laundry room next to the kitchen accesses the yard.

"Outside is a large three bay shed and adjoining shipping container for lock up storage.

"There is an additional six metre by six metre zinalum shed with two three metre roller doors for additional storage. It has town water and multiple rain water tanks and a septic system.

"This is great little getaway for those wanting room for "boy's toys" and the quiet of the country."

At a glance.

- Open plan living dining with woodfire
- Two Bedrooms
- Electric appliance kitchen
- Clawfoot bath, shower over, vanity and toilet
- Laundry
- Timber frame shed – three bay plus adjoining shipping container
- Six metre by six metre zinalum shed – two by three metre roller doors
- Town water and multiple rain water tanks
- Septic system for grey water
- Fully fenced 2,125 m² yard

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



Address: 55 Vanneck Street, YANGAN Description: 2 bedrooms, 1 bath, 5 cars Price: \$350,000 Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM REAL ESTATE



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+



SOLD

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+



Commercial Site

Commercial building, well located just off Albion St, main highway, zoned Mixed Use.

65 Grafton St –

490 m² - LEASED til 2026 at \$350 p.w.

- Reception area • 5 rooms • Kitchen, toilet & powder room • Room has plumbing for toilet/ bathroom • 4 reverse cycle air-con • Building at rear has 2 rooms • Parking for 5 vehicles

\$ 400,000+

- BUSINESS OWNERS -

No rental vacancies?

Have you considered housing as part of your employment package?

CALL HELEN TODAY!



Commercial Site

Spacious commercial building, well located just metres off Albion St, main highway, plenty of off-street parking available, zoned Mixed Use.

67 Grafton St –

297m² - Currently vacant - FOR LEASE \$400 p.w.

- Reception/office area
- Workshop at rear

BUY both 65 & 67 Grafton for \$ 800,000 + GST if applicable

\$ 400,000+



Spectacular Outlook

WILDASH - 20 mins to Warwick. Build a home, or retreat to this paradise on weekends & holidays.

- Lightly timbered, 122.4 acres.
- Old shearing shed - partially converted, needs someone capable to finish project.
- Cedar panelling lining completed rooms.
- New Ranbuild color-bond shed 18m x 9m x 6m with power, 1 bay has remote roller door, insulation, power points, 15amp, sliding window.

\$ 675,000+



Endless Possibilities

'Kurrajong' 518 Ha country haven, top of Herries Range. KARARA is halfway between Warwick & Inglewood on Cunningham Highway. Sheds, shearing setup with power. Lean-to for tractors & equipment, rainwater tanks, water holes, cattle yards, fencing round property.

- 4 Bed, 2 built in • Bathroom, shower over bath, vanity • Open plan living, aircon/woodfire • Kitchen- gas cooktop, electric oven, rangehood,

\$ 900,000+



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

\$ 600,000+



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

\$ 75,000



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



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

\$ 1,450,000

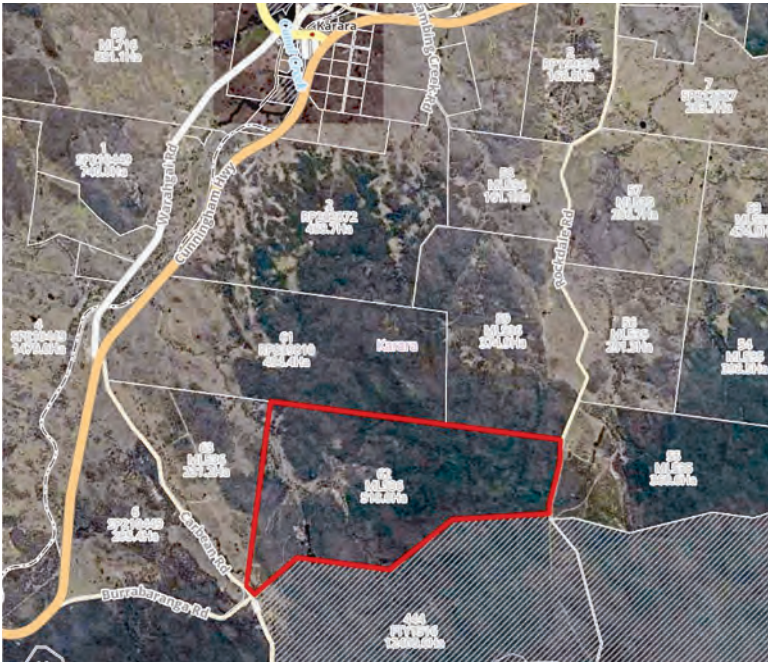


2 Street Frontages

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



Endless possibilities

‘Kurrajong’ is a 518 Ha country haven according to agent Helen Harm.

“At the top of the property is the Herries Range, sandy loam scrub soil on the ridges and rich loam along gully flats,” she explained.

“Recent rain flowed in the gullies and the dams are full.”

This is, according to the agent, a “unique opportunity for an investor or entrepreneur to do something special”.

Karara is halfway between Warwick and Inglewood on the Cunningham Highway.

“The lovely four bedroom timber home has deck at the front to encompass the views,” she said.

“There are timber floors, timber archways and VJ walls while the open plan living area has split system aircon and a woodfire.

The oven features a gas cooktop, electric oven, rangehood and ample storage and two of the bedrooms have built-ins. The bathroom has a shower over the bath, vanity and separate toilet while the laundry is off the sunroom.

The sheds are many and varied and set up for shearing and as a workshop with power. There is a lean-to which was constructed to house tractors and equipment.

The water for the property is supplied from rainwater tanks and there are water holes in the creek, cattle yards and fencing right round the property.

“Because this property is just off the highway it is an entrepreneurs dream to develop any enterprise you wish to undertake,” she said.

“It’s an old gold mining area and there is a mining lease over a portion of the property currently.”

Contact Helen Harm on 0408 457 496 to arrange inspection.

At a glance

- Four bedroom, two built in
- Open plan living - split system aircon and woodfire
- Kitchen has gas cooktop, electric oven,



- rangehood, woodfire for winter
- Bathroom has shower over the bath, vanity
- Separate toilet
- Sunroom
- Laundry and storage in annex at back
- Home Features:-

- Air Conditioning
- Carpeted Floors
- Ceiling Fans
- Entertaining Deck
- Fenced
- Rain Water Tanks
- Rangehood

- Tiled Floors
- Timber Floor, Archways, VJ Walls
- Verandah
- Wood Fire

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

Address: KARARA Description: 4+ bedrooms, 1 bath, 4+ cars Price: \$900,000 Offers Over Considered Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM REAL ESTATE

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



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 \$305 p.w.

\$ 775,000



Period Timber Home

Walk to CBD, hospital, schools & childcare, 2 bed timber period home. NEW roof & guttering being installed, completion is first week of March.
• 2 Bed, Master- walk in storage, bay window
• Lounge dining- fireplace & R/C aircon
• Bathroom, shower, vanity & toilet • 2nd Toilet in Laundry • Good Kitchen has gas cooktop, electric oven, dishwasher, ample cupboards, pantry • Garage + storage • Fenced on 946 m²

\$ 480,000+



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

\$ 425,000+



Special Features

Elevated views of NE aspect from deck off living areas. Street level entry.
• 4 built-in bedroom • Kitchen- electric stove, elevated oven, dishwasher & pantry • Dining/ living- R/C aircon • Decorative dado- living & hallway • Laundry- storage • Bath, separate shower, vanity • Separate toilet • Garage on house currently rumpus • Carport • Detached garage, powered • Rear access, fenced 840 m²

\$ 575,000+

WANTED FOR QUALIFIED BUYERS
Unit 2-3 bed, 1-2 bath, garage...Up to \$400,000
100+ Acres, 2 deeds...\$600,000+
Acreage to run 110 breeders, water...\$900,000+



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



Settlers Cottage

YANGAN - Overlooking Swanfels Valley, is a rustic timber cutter's cottage on 2,125 m².
• Deck across Cottage front
• Open plan living dining with woodfire
• 2 Beds • Electric appliance kitchen
• Clawfoot bath, shower over, vanity & toilet
• Timber frame shed, 3 bay + shipping container
• 6m x 6m shed, 2 x 3 m roller doors
• Town water & multiple rain water tanks

\$ 350,000



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



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

For Rent: 4661 3663

UNIT – 3 bed, 2 bath, Open plan, lounge living, 1 car **\$ 510 p.w**
FURNISHED UNIT – 2 bed, bath, Open plan, lounge living, 1 car **\$ 510 p.w**
FURNISHED UNIT – 3 bed, 2 bath, Open plan, lounge living, 1 car **\$ 650 p.w**
FURNISHED UNIT – 3 bed, 2 bath, Open plan, lounge living, 2 car **\$ 750 p.w**
FURNISHED UNIT – 3 bed, 2 bath, Open plan living, 2 car **\$750 p.w**
FURNISHED HOUSE – 4 bed, 2 bath, Open plan living, 2 car **\$800 p.w**

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

LAND

WARWICK - 25930 m², High profile, 2 street frontage, Zoned specialised **\$ 2,210,000**
GOOMBURRA - 7.61 ha, bitumen road, power, rural fence **SOLD**
HENDON - 1922 m², frontage 40.2m, power next door, rural fence..... **\$ 150,000+**
PRATTEN - 47.11Ha, MotoX, shed, solar power, rural fence..... **\$ 600,000+**
WILDASH - 49.36Ha, shearing shed, NEW shed, power, rural fence..... **\$ 675,000+**

See www.helenharm.com for more listing

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal

