

JUNE 2025

SOUTHERN LIVING

& Real Estate



FESTIVAL MAKES THE MOST OF COLD STANTHORPE WEATHER

PAGE 4

Let it snow, let it snow...

WarwickToday
StanthorpeToday





A pure wool jumper printed with gum leaves and casuarina.



Natural dyes.



Adorable, fun and fancy by Rita Crawford.

Fashion and falsettos at the Gallery

BY TANIA PHILLIPS

There aren't many art shows where you can put on the art and walk out the door but that's just what is happening at the Stanthorpe Regional Gallery as part of their June program of events.

The Wearable Art Fashion Show for 2025 starts the month's programs with a special treat for music lovers coming towards the end of the month.

The Wearable Art show is being held on 6 June from 6.30pm to 9.30pm.

It will be a chance to be dazzled by the array of vibrant and imaginative pieces crafted by talented local artists and modeled by the region's very own students. Marvel at the intricate details and the stunning beauty of these wearable works of art, as they grace the runway.

This year's show is more than just a celebration of art and fashion, it's also a joint fundraiser for two important causes - the Stanthorpe Regional Art Gallery and Zonta Stanthorpe.

For American-born Denise N Rall it is a chance to showcase her artistic and recycling talents to the community that has welcomed and supported her creativity since she moved from a 20-year stint in Lismore just months before the towns 2022 devastating floods.

"I'm a re-fashionista," Denise explained of her work.

"This means I work with pre-owned garments and I have my wicked way with them and turn them into some new and exciting creation.

"I started doing this in 2008 when I got my costume certification from TAFE outside of Lismore."

She had been working in another field and had just earned her PHD but knew she needed a change so she started sewing – as you do.

"But my mother's favourite line was – here girls fix this," Denise laughed.

"So, it's just always been part of the landscape for me – making, remaking, putting flares in the jeans when I was a



Queens Soldier Maroon Jacket by Denise N Rall.

teenager so it's very much to repurpose but do something insanely creative.

"There's not any money in it but I didn't do it for that but I used a lot of polyester – when I started I was really trying to keep things out of the landfill so that was really my mission. I know a lot of people won't work with polyester so those are what I call the dress up clothes. They are really fancy and gauzy and they are all full of ridiculous bows and bits and pieces.

"That's what people can expect from me at the art gallery I mean I also do a lot of work on denim jackets but a lot of people work on denim jackets – which is fine, we all do it and we're keen. But I tried to step outside my comfort zone, I just realised that the polyester wasn't going to go anywhere so you might as well try to make something glitzy out of it.

"People always say to me how do you launder it and I say you spot clean no red wine, no tomato sauce. It's not that hard. People have this thing about laundry but

these are like costumes so you wear them on special occasions and look after them accordingly."

When pressed if she had a favourite piece said she had one in the show that's called Candle Light.

"It's a long vest with tails that I did at TAFE and then I just went crazy," she explained.

"As part of the vest it's got a cushion cover, a blouse, scrunchies – you name it and then I hand embroidered the back of it with a candelabra. It's a candelabra that I saw in the New York Times newspaper and then I turned it upside down. There's actually a book called Inside Out and Upside Down – I never bought the book but I think that's really part of my ethos.

"Everyone talks about pushing the boundaries – that's where clothing becomes an exercise in creativity and that's why they call it wearable art. You are really trying to push that envelope."

Don't miss out on this unforgettable night of art, fashion, and community.



Kimino by Linda.

Tickets \$30, bookings essential. Includes a complimentary glass of wine and nibbles.

But if music is more your style why not come along to Stayin' Alive / The Bee Gees Reimagined - Southern Cross Soloists on Sunday 22 June from 2pm 3:30 pm.

Southern Cross Soloists is thrilled to present "Stayin' Alive - The Bee Gees Reimagined," a dazzling disco event celebrating the iconic hits of the Bee Gees.

These superstars, who rose to fame after growing up on the sunny shores of Redcliffe in the 1950s, will have their greatest hits reimagined by SXS.

Joined by stunning local chanteuse Renae Suttie, the SXS will present brilliant arrangements by SXS International Ambassador, Composer and Conductor Sean O'Boyle AM because they think you should be dancing.

Check in with the gallery for tickets to both events.



Lady in Blue, Joy DelCastillo, Acrylic on board. (Submitted)



Rhododendrons and bitossi, Joy DelCastillo, Acrylic on canvas.



The Blue Room, Joy DelCastillo, Acrylic on canvas. (Supplied)

Light, shadow, and everyday beauty

BY KARINA DEVINE

Pratten artist Joy DelCastillo invites viewers to discover the extraordinary in the ordinary through a captivating new exhibition titled Quiet Corners that explores the delicate interplay of light, shadow, and colour.

A lifelong lover of nature and form, Joy brings a deeply personal and intuitive approach to her work.

“I paint because I’ve always been drawn to express my love of nature, shapes, and colours, and how the play of light and shade contributes to the mood of a piece,” she said.

This body of work reflects a meditative and immersive creative process.

“Making art takes me to another place in my head where not only time is lost, but also my everyday self,” she explained.

“I delight in striving to express the ambiance or feelings the work brings up, often surprising myself in the process.”

Having worked in oils, watercolour, charcoal, pencil, and inks, the artist now primarily uses acrylics for their vibrant colour and versatility—qualities that complement her evolving style. Her current pieces are created on stretched canvas and gessoed board, and more recently, using pastel on paper, adding a unique texture and depth to her work.

The exhibition will feature still life

compositions that spotlight everyday objects—ceramics, fabrics, and botanicals—transformed through her nuanced use of light and shadow.

“I propose with this exhibition to show how the play of light and shadows can highlight the ordinary,” she said.

“With my realistic subjects, use of colour, and considered composition, I hope to offer the viewer a sense of intimacy that evokes familiarity, curiosity, and a comforting delight.”

A largely self-taught artist, Joy nurtured her passion for painting from an early age, achieving top marks in art during high school.

Life’s demands meant she could only paint occasionally until recently, but the past 18 months have seen her dedicate herself to her practice with renewed focus—painting almost daily, learning new techniques, and developing her style.

“Painting is a passion for me,” she says simply—and that passion is evident in every brushstroke.

Quiet Corners Joy DelCastillo

- Thursday 15 May to Saturday 12 July 2025
- Warwick Art Gallery, 49 Albion Street Warwick
- Entry: FREE



17-27 July 2025

Jumpers & Jazz in July

WARWICK QLD

www.jumpersandjazz.com.au

21st CELEBRATIONS







Inside a snowglobe.



Enjoying the rink.

It’s snow much fun in Stanthorpe

BY TEILAH MCKELVEY AND TANIA PHILLIPS

There’s something truly magical about winter in Stanthorpe — the crisp morning air, the scent of roasted chestnuts, and the joyful anticipation of something special unfolding right here in our township.

That something special is Snowflakes in Stanthorpe, returning from 4–6 July with snow-dusted joy and a weekend full of family fun and community connection. The Stanthorpe Showgrounds will come alive with snowfields, toboggan rides, cosy fire pits, and hands-on activities — all wrapped up in the charm of a true country winter celebration.

It’s the kind of event that becomes a core memory. You’ll hear it in the giggles of kids playing in the snow, see it in their awe as they meet Marley and Peaches, and feel it in the warmth of a mulled wine or hot chocolate between your hands. The whole experience is stitched together with smiles, shared laughter, and local pride.

The magic begins on Friday night in Stanthorpe’s CBD, where street performers, markets, and food trucks fill the town with excitement. As night falls, fireworks burst across the sky — a dazzling moment of joy to kick off the festival weekend.

Saturday and Sunday at the Showgrounds bring snow play, skating, live music, artisan markets, and hearty winter food. Sunday is a great choice for locals — a little slower paced but still packed with fun.

Whether you’re reliving your favourite festival moments or creating new ones, Snowflakes in Stanthorpe is all about community, celebration, and the simple magic of winter.

Snowflakes president Trace Gosney said it was all shaping up nicely this year.

“As they say – it’s going to be snow much fun,” Trace punned late last week.

“It’s not too getting cool yet but they are forecasting a possibility of real snow by the time we get to Snowflakes. It hasn’t snowed in Stanthorpe for a while but they are saying it’s time so fingers crossed.”



Plenty of entertainment.



Enjoying the snow field. (Teilah McKelvey, front page pictures: Samantha Wantling)



Marshmallow toasting anyone?

Even if it doesn’t snow for real the local farmers, who volunteer to make the artificial snowfield each year, have already frozen the blocks of ice in their farm freezers in preparation for the big event.

Every year the all come into town very early in the morning with their ice ready to go, braving the cold and dark to set up the field for the thousands of young and young at heart who enjoy this bi-annual event.

A well as the snow field Trace said the Enchanted Forrest promised to be a lot of fun this time around.

“We’ve got Michelle Burton onboard to work on the Enchanted Forrest and she’s revamped the whole thing so it’s going to be interesting to see the final results with the

ladies have been knitting and croqueting – the money from that goes to the local Cancer Foundation.”

Community groups are a big part of the festival once again running all sorts of stalls and events for the festival which in turn helps to put money back into the community.

“A fair bit of money went to the community groups last time for helping out – they use it as a fundraiser,” Trace said.

“The Scouts are doing the toasted marshmallows, the Netball group are running the kidzone where they’re doing badge making and sandart. There are a couple of ladies doing facepainting, there’s an animal nursery, a snake man coming, Rotary will be doing their roasted chestnut and they will be there Saturday and Sunday at the showgrounds.

“Tickets are already selling well so we are expecting another good crowd to come along.

“Everything is shaping up really well and we’re all looking forward to having a great event.”

It’ll be snow much fun — and let the memories begin. Tickets and info: snowflakesinstanthorpe.com.au

Stanthorpe student bags recycling prize

Who says saving the planet can't be fun? Southern Downs Regional Council's National Recycling Week Art Competition attracted an inspiring number of colourful and clever entries from primary school students across the region, but it was St Joseph's School student Alex Sunderland's vibrant artwork promoting recycling and waste reduction that impressed the judges the most.

His winning design of a recycling truck now takes pride of place on Council's reusable tote bag, which is handed out to students through Council's free waste education program and at various community-based events.

Council's number-one waste-wise warrior Sort-It Sally was all smiles at the official unveiling of the bag at St Joseph's School, praising Alex and all of the other entrants for their planet-positive creativity.

"Alex's design really captured what we're all about—fun, sustainability and taking action," Sort-It Sally said.

"It's inspiring to see young people thinking smart about waste and taking charge for a cleaner, greener future."

Southern Downs Councillor Sarah Deane said Alex's winning artwork illustrates the vital role young people play in shaping a more sustainable region.

"Reducing the amount of waste going to



St Joseph's School student Alex Sunderland's vibrant artwork promoting recycling and waste reduction now adorns special reusable bags. (Supplied, Southern Downs Regional Council)

landfill starts at home, and small changes in recycling habits can make a big difference," Councillor Deane said.

"When we recycle correctly, we not only reduce the volume of waste sent to landfill, we also help protect the environment and support our community.

"Young people like Alex and his peers are leading the way in showing us how small

actions can have a big impact.

"His artwork doesn't just look great on our reusable tote bag—it reinforces the message to the whole community about the importance of reducing waste and protecting our environment." The initiative is part of Council's Let's sort it out Southern Downs! program, which teaches students about the power of recycling, composting,

worm farming and waste auditing.

With 50 per cent of household waste still made up of organics, the program encourages kids to think about what they throw away and how to divert waste from landfill.

The reusable tote bags are proudly produced locally on the Southern Downs by Stanthorpe Boomerang Bags from locally sourced recycled textile materials.



WANT MORE FOR YOUR HOME?



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

EXPECT BETTER PRICE



higher price for your home¹

EXPECT MORE BUYERS



MORE buyers at an open home²

EXPECT MORE FROM PRINT



MORE page impressions on the online listing²



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

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

Speak to your agent today about advertising in the

Warwick and Stanthorpe Today Property Guide!

WARWICK AND STANTHORPE TODAY PROPERTY GUIDE: 4661 9800

WarwickToday StanthorpeToday

FOCUS ON WARWICK STATION



Volunteers have been bringing the beautiful old sandstone Warwick Railway Station back to life over the past eight months.



New life for a beautiful old building.



Before - head to the station on 21 June to see the after.

Full steam ahead for station opening

BY TANIA PHILLIPS

It stood neglected for decades but in the past eight months the beautiful old sandstone railway station at Warwick has been a hive of activity with volunteers and tradies working hard to bring it back to life.

And later this month the community will find out just what all those people – mostly members of the Southern Downs Steam Railway Association – have been up to with a soft opening to the public on 21 June.

According to SDSRA chairman Kelvin Hutchinson the free sausage sizzle and tours will be a chance to see the newly restored and once neglected railway station in all its glory ahead of it becoming a centre of the community again in the second half of the year.

“Apart from everything else we are doing down here, our major event is 21st of June when we’re having a public soft launch and community photo event out the front of the station at 10am,” he said.

“So 9am-11am for a free sausage sizzle and at 10am we’re trying to get as many people from the town down to have a community photo in front of the station so we can use that for promotional activities. So yes, it’s all happening.”

The station, once a bustling hive of activity, has been all but forgotten but Kelvin and his crew are hoping to change all that.

“The reason that nobody knows about it much is that it’s been closed down for about 30-40 years. It’s this beautiful big sandstone building and it’s just sat idle but now the Southern Downs Steam Railway have secured it from Queensland Rail – which took quite a long time. We then got a lease for ten years, very cheap, with the condition that we had to do it all up. All our volunteers have been doing up the station. It’s been a huge task.

“It’s been a real mess inside – it looks good outside but it was a real mess inside. We’re doing the landscaping outside on the platform and renovating the inside, fitting new power, new plumbing, new toilets.”

The station once restored will be multi-use.

“It’s a bit deceiving but there is a huge room in there which is going to be a new venue for weddings and events and concerts and that sort of thing,” he said.



While the Southern Downs Steam Railway Association has been busy working on the station they haven’t been neglecting their trains with two trips coming up for Jazz and Jumpers at Warwick and Snowflakes at Stanthorpe.

“It’s going to be a big part of Warwick very soon.

“We are nearly finished, though when I say nearly finished, we will be finished enough for the public to go through and see it all before tenants and everybody moves in. So we thought we’d have an open day with a sausage sizzle and let everybody come and have a look.

“What we want to do is build awareness of it as well because everybody’s forgotten about the poor old station and get it in people’s minds and then over the next couple of months the tenants will move in and away we go.”

Some of the tenants have already been announced and are chomping at the bit to return the station to its place at the heart of the community.

“We have the cafe tenants – it’s going to be SDIEA which is the training group up in St Mary’s School,” he said.

Southern Downs Industry Education Association was founded in 1998 and incorporated in 1999, as a not for profit organisation, providing a coordinated approach to structured work placements as part of the Vocational Education and Training

system in schools. Since then SDIEA have focused on developing and delivering skills training and experience to improve the lives of young people on the Southern Downs.

SDIEA employs more than 50 people each year in permanent and voluntary positions and with more than 2000 graduated clients it delivers programs funded by the Queensland Government- Skilling Queenslanders for Work initiative, including Get Set for Work, Youth Skills, Work Skills Traineeships and Community Work Skills courses, facilitating PCYC’s Braking the Cycle program as well as a growing number of short courses and tickets to meet local skillset demand.

Kelvin said the state cafe will become an important resource for the group.

“What they going to do is run the cafe and they are going to also have it as a teaching and training facility. They are a not for profit and they are in town here and we want to support them so that is going to be a good partnership there.

“Adjoining that cafe is the ballroom which we are going to call the Heritage Hall – that’s for functions and weddings. SDIEA will hopefully be able to cater for that along with other caters. We’ve also got new toilet

facilities, that sort of it so far. We are having discussions with other groups for the other big room – nothing to announce just yet.”

The volunteer-led restoration has been a long time coming – almost six years to be exact.

“It took five years to negotiate to get it from Queensland Rail and then it took us about another six months to get the grants that we needed,” he said.

“We raised \$220,000 to do a lot of work but because we’re volunteers and the labour is zero we only had to pay for the components and parts. It’s probably a \$6-\$700,000 project that’s been done by volunteers for \$220,000 so it’s a labour of love by a lot of people. That’s taken us around eight months to do all the renovations which is pretty good considering we’re volunteers. The transformation is huge, if people saw the before and after it’s just amazing. When we walked in there were all the all the tables and chairs still there with all the Queensland Rail books and documents still on all the tables. We had to get rid of all that and then pull down all the internal walls that they had put up for offices to reopen up to the original 1886-built rooms.

“We’ve brought it back to its original state in 1886 and that’s how we will operate it.

“There were plenty of nasty surprises,” he laughed, “But the thing is – the amount of really talented qualified, experienced volunteers around this town is just amazing. We have had all the right crew with all the right experience to be able to do everything required. The only professional contractors have been plumbers and electricians – everything else has been done by the volunteers.”

And all this has been done while they have been operating their trains – and this time of year is their peak season.

“We have been going out with full trains, we’re going out to Roma, we’ve been to Goondiwindi – we’re absolutely flat out with the train operations,” he said.

“We have 23 people in administration – there aren’t too many companies in Warwick that have that many people in administration.”

While their next train trip to Roma is sold out they still have Snowflakes in Stanthorpe and Jazz and Jumpers in July tickets available – check their facebook for more information.

It's going to be
Snow much fun!

WINTER

Snowflakes

IN STANTHORPE

FESTIVAL

4-6th of July 2025



www.snowflakesinstanthorpe.com.au



And all that Jazz - the Warwick CBD is the beating heart of the festival. (Supplied)



Don't forget the cars!



And dancing.

Quirky festival big on country hospitality

.....

BY TANIA PHILLIPS

The countdown is well and truly on as Warwick and the entire district prepare for the festival that many see as the quirkiest winter festival in Queensland - Jumpers and Jazz in July (17-27 July).

And if you've ever been there or even just seen the pictures it's hard not to agree.

Where else do you find trees, statues, caravans, cars, tractors and even the odd cow dressed in their colourful winter woollies while people of all ages, dance, sing and have fun – not just in Warwick but around many of the surrounding communities as well.

It's just under five weeks to the much-loved JJJ from 17–27 July when Warwick is transformed with jazz, textile art, and a uniquely local twist on winter fun.

Preparations are well and truly in-hand for the event with the organising committee meeting more and more frequently and creatives putting the final balls of yarn to their art works.

Management committee president Pam Burley said at this time in the lead up they are actually in a pretty good place.

“We beat the deadline for our program to go to the printers by two days – so that’s a first - we are usually pushing ourselves trying to get everything done,” she laughed.

“The events calendar is already up on the website so every one can have a good look – it’s been there for a few weeks now and we will launch our full program today the 5th of June. It will be up online at 6pm tonight.”

So, what can we expect from Jumpers and Jazz this year?

“One of the stats that I do like to share, that I’m very proud of, is there are 45 event hosts contributing to the full calendar this year which represents nine communities across the Southern Downs,” she said.

“It’s something that we are committed to because when the Festival began in the heart of the CBD with the trees it was very much centralised around the Warwick CBD. But we are a region, we are the Southern Downs. So progressively, almost since we as the JJJ Inc Management Committee took over (2017 was the first one we ran as a not for profit volunteer organisation and we retained the status quo that year) but from 2018 we’ve been growing it and morphing the festival into what it is today.”

The event now encompasses, Allora, Goomburra, Maryvale, Swan Creek, Freestone, Mt Colliery, Killarney, Severnlea



There'll be dancing in the streets - and vehicles covered in yarn.



Nothing is safe from a yarn bombing during JJJ.



Jazzing up the main street.

and Warwick.

“This year the Killarney Bowls Club contacted us and said they wanted in on it,” Pam explained.

“It’s really, really lovely when people reach out to us and say how can we be involved. The club is doing their locally grown pumpkin soup (or you can order from the menu) and then a bowls day. You have to dress in a jazzy jumper or a scarf. It’s called Beanie and Scarf Bowling on the Killarney Green and it’s on the first Saturday the 19th.

“We are very excited to get Maryvale in on our program again. We had them a few years ago and we’re very excited to have them back on board. I can actually see them being another Freestone because they’re starting to yarn bomb all these different areas around town. The school is getting yarn bombed, the pub, the community hall and they are doing some things in the park and running a butterfly cafe on Sunday 20th which is our grand auto day. We’ve been promoting it as “if you are coming from Brisbane call into Maryvale on the way out and enjoy some country hospitality.”

“That’s probably one of the things that we are really emphasising this year – the country hospitality.

“Three of the churches in Warwick are doing morning teas through the week as well as the Freestone Hall. So, we are encouraging people to enjoy the iconic sandstone churches and buildings and our country halls. Obviously, Freestone are big players in program these days and they love being involved. They will be yarnbombing something new this year. Every year they yarn bomb something else, last year it was a horse. Their repertoire grows every year as they find something new to do. They’ve done an outdoor dunny, a windmill and a tractor – they are absolutely spectacular.”

So, don’t standstill in Freestone?

“No, you’re absolutely right – you might get yarn bombed,” she laughed.

“Mt Colliery are doing their craft market,

they have some quite unique things out there and again it’s a very old hall – a hundred years old, owned by the CWA. Swan Creek do their Jazzy Dance - they are regulars in the program.

“We’re very excited – we had them in the program for the first time last year – Ridgemill Estate. They’re doing the Naked Vines – we are very very excited to have our friends from the South in the program.”

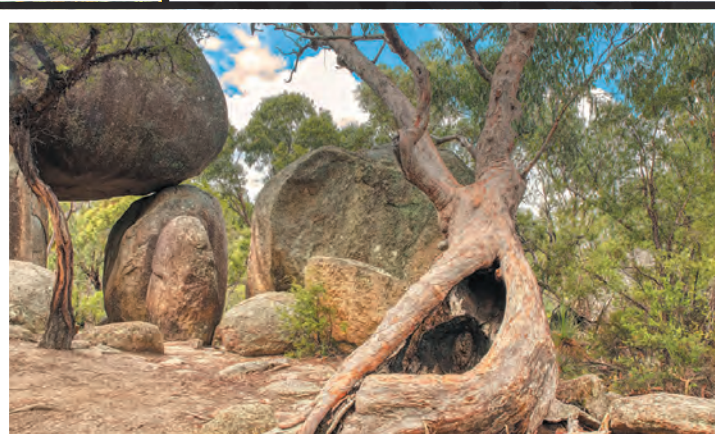
Of course, the heart of the Warwick CBD is still the heart of the festival – filled with fun, music, events, yarnbombed trees and bespoke businesses that you won’t find anywhere else.

“When people contact us and say, when is the best time to come, I just say – for the 10 days,” Pam explained.

“If you can only come for a day, you pick a day and you come but if you want to come at the best time come for the ten days and you will not be disappointed and you will not be bored and you still won’t see everything.”

WE ARE ON THE HUNT

For 13 stunning
photographs to
adorn the Warwick/
Stanthorpe Today
2026 Calendar



Our 2025 calendar was such a huge success,
we are booking it in for 2026.

Have you taken a photo that epitomises the Southern Downs?

All photos must be landscape, a minimum of 2MB high resolution and be taken
within the Southern Downs Region.

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

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



WEDDINGS



20201021 9807_1-JW44-20

Choosing the right ring

There are many more options than yellow or white gold when it comes to choosing a wedding band.

Couples should think about more than just which colour looks best on them, too.

The best way to make a decision is to try on a few different bands.

There are bands with flat edges, bands with curved edges, wider bands, thinner bands, bands with diamonds and other stones, bands that combine different metals, and so much more.

Gold and platinum are popular choices and are precious metals.

They can easily be resized over the years.

But on the downside, they can scratch, bend and dent quite easily compared with other metals.

They're also quite expensive, though buying rings with lower gold content can help with that.

Titanium and tungsten are becoming popular choices for men's wedding bands.

Titanium light but very strong so doesn't dent or bend like precious metals can.

It's more scratch resistant than precious metals but will still scratch over time, and titanium rings can't be resized.

Tungsten is the second hardest material on earth next to diamond - but it is brittle.

A pure tungsten ring is virtually scratch-proof but would shatter into a thousand pieces if dropped.

Carbon can be added to the tungsten to create tungsten carbide to keep the scratch-proof qualities and build strength.



Stepping into your wedding

Although they may be one of the last things you organise, wedding shoes can be very important in your bridal look.

The style of your shoes can be influenced by things such as the style and length of your dress, as well as your height and build.

Not to forget, the location of your wedding will also play a part.

If your feet are visible when you wear

your wedding dress, then it is all the more important to find shoes that work well with your outfit.

To perfectly match your dress to your shoes, take a sample of your dress fabric when you go looking for footwear.

For those wearing a dress where you can't see your shoes, you can opt for a pair that may be more practical and comfortable.

A safe choice would be to pick a style and colour that won't appear too out of place if you flash your feet at some point, such as nude, tan, ivory or white.

It is also important to remember to give yourself enough time to break in your shoes and practice wearing them with your dress.

On the day, don't forget to pack things such as heel stoppers and Band-aids.

BRIDAL DIRECTORY



Does your business help couples create a day to remember?



THEN ADVERTISE AND BE SEEN | Contact Samantha on 0439 420 289 for more information

12637997-RR40-23



A truly great family home

Agent Helen Harm describes this one as a “great family home”.

It includes three bedrooms with built-in wardrobes and a bathroom with an extension that can be reorganised to an extra two bedrooms and office.

The extension has a timber floor.

The modern kitchen has electric appliances while the family bathroom has bath and separate shower, vanity. The separate shower next door and there is a separate laundry with storage.

The home features a large undercover entertaining area, situated on 840 m² which has a detached two bay shed and two carports plus garden sheds.

And according to Helen there are lots of options to improve and add value.

At a glance.

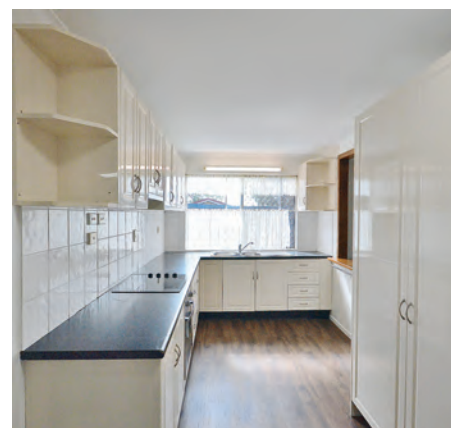
- Three bed, built-ins
- Bathroom, bath, separate shower, vanity
- Separate toilet
- Modern kitchen with electric appliances
- Dining has servery to kitchen
- Lounge Living with air-con



- Rumpus could be two bedrooms
- Smaller room - office or nursery
- Separate Laundry with storage
- Undercover entertaining
- Garden sheds
- Two bay detached garage
- Two carports
- 840 m² backyard

Features:

- Security screens throughout



- Ceiling Fans
- New flooring
- Timber floor in back extension
- Solar Hot Water

INVESTORS: Lease appraisal is \$550 per week.

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

Address: 407 East Street, WARWICK Description: 3 bedrooms, 1 bath, 5 cars Price: \$525,000

Contact: Helen Harm, 0408 457 496 Agent: Helen Harm Real Estate





Plenty of special features

Investors and those seeking a well-maintained property will appreciate the special features in this ex-bank manager’s residence according to agent Helen Harm.

The house is elevated to take in the views of a north easterly aspect from the deck that is off the living areas with four bedrooms all featuring built-in wardrobes, ceiling fan lights with remotes and security screens.

The large lounge living area feature with sliders to the deck and full-length windows.

Combined kitchen dining also has sliders to the entertaining deck with those spectacular views.

The hallway accesses the entry, bedrooms, bathroom and laundry which has a door to the backyard, detached fernery/entertaining, storage sheds and detached garage.

- At a glance.
- Entry off street level
 - Four large sized built-in bedrooms
 - Spacious kitchen has electric stove, elevated oven, dishwasher and pantry
 - Dining/living room has reverse cycle air-con
 - Decorative dado in the living & hallway
 - Laundry has built-in storage
 - Family bathroom has bath, separate shower, vanity
 - Separate toilet
 - Garage on the house currently used as rumpus room
 - Large Carport
 - Separate detached Colorbond garage

Additional Features Include:

- Powered, double Colorbond shed
- Several garden sheds on concrete floor



- Bird cage or chook pen
 - Fernery or outdoor living entertaining
 - Rain water tanks
 - Rear access on a fully fenced 840 m² allotment.
 - Walking distance to Westside Shopping Centre, Hospital, medical facilities and schools.
 - On the City Bus route
- Suitable for a growing family and those needing backyard access for caravans etc.
- INVESTORS:** Lease appraisal is \$650 per week.
- Contact Helen Harm on 0408 457 496 for inspection. Go to www.helenharm.com for more photos



Address: 25 Clarke Street, WARWICK **Description:** 4 bedrooms, 1 bath, 3 car **Price:** \$575,000 **Offers Over Considered Inspection:** By appointment
Contact: Helen Harm 0408 457 496, HELEN HARM REAL ESTATE



Helen Harm

Real Estate

for Property in Warwick



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+



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+

- BUSINESS OWNERS -

No rental vacancies?

Have you considered housing as part of your employment package?

CALL HELEN TODAY!



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+



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+



This could be advertising for your property

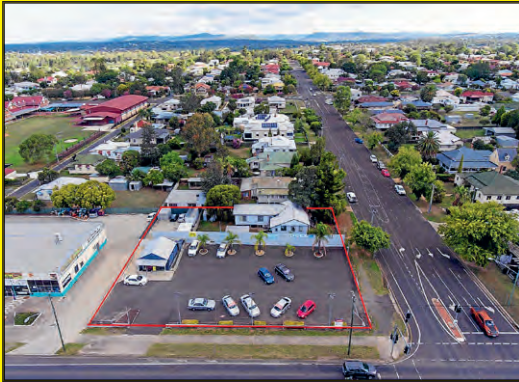
Call Helen today!

WE'RE IN A SELLER'S MARKET!!

Take advantage of this unprecedented timing.

BUYER interest from Interstate and across Queensland.

LIST YOUR PROPERTY WITH US NOW!!



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



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



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+



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



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

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal





Investors alert

Executive-style air-conditioned two-bedroom brick terraced house near the hospital, with its own courtyard.

There are no body corporate fees – separate title.

The house has new paint throughout, a new cooktop and new oven.

“Access to the first storey is via a lovely solid timber staircase,” agent Helen Harm explained.

“Both master bedroom and second bedroom are airconditioned and have wall to wall built ins while the bathroom has a shower, vanity and toilet.

“Downstairs is large open plan lounge, family, dining with adjoining mod con kitchen.

“Separate laundry utility, separate toilet, single lock up garage, under the stairs storage room, landscaped gardens and more.”

Extras: Gas Hot water, 1.5 KVA Solar system,

low maintenance Stramit cladding.

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

Investors: Rent appraisal is \$450 p.w

Contact us for inspection on 4661 3663

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: 11B Leslie Street, WARWICK **Description:** 2 bedrooms, 1 bath, 2X car **Price:** \$450,000 **Inspection:** By appointment

Contact: Helen Harm **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



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



Possible Options

Family home, reorganize extra 2 beds + office.
• 3 Bed, built-ins • Lounge Living with aircon
• Bathroom, bath, separate shower, vanity
• Separate toilet • Dining has servery to kitchen
• Modern kitchen with electric appliances
• Rumpus - (2 bedrooms) • Office/nursery
• Laundry/storage • Undercover entertaining
• 2 Bay detached garage • 2 Carports
• Garden sheds • 840 m² backyard

\$ 525,000



INVESTORS ALERT

Executive aircon 2 bed brick terraced House near hospital, with own courtyard. NEW paint, NEW oven & cooktop
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 1 garage

\$ 450,000



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+



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



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

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+



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



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+



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+

For Rent: 4661 3663

HOUSE – 3 bed, 2 bath, Open plan, lounge living, u/c outdoor, 2 car **\$ 520 p.w**
HOUSE – 3 bed, bath, NEW Inside, Open plan, lounge living, 2 car **\$ 550 p.w**
NEW reno 3 bed built-ins, bath, Open plan living, u/c outdoor, 2 car **\$ 550 p.w**
House – 4 bed, 2 bath, Open plan living, shed, 3 car **\$ 650 p.w**
Unit – NEW 3 bed, 2 bath, Open plan living, 1 car **\$ 550 p.w**

URGENT !! WE NEED RENTALS IN GOOD REPAIR

LAND

WARWICK - 25930 m², High profile, 2 street frontage, Zoned specialised **\$ 2,210,000**
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 ...Under Contract .. **\$ 675,000**

See www.heleharm.com for more listing

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal

