

OCTOBER 2025

SOUTHERN LIVING & *Real Estate*

**WARWICK RODEO AND GOLD CUP CAMP DRAFT - AUSTRALIA'S
MOST FAMOUS RODEO - RETURNS 20-26 OCTOBER.**

PAGES 5, 6 and 8

Come along for the ride

WarwickToday
StanthorpeToday





Join the circular economy.

Follow the garage sale trail

More than 50 garage sales are expected across the Southern Downs this November, as locals join over 400,000 Australians taking part in this year's Garage Sale Trail — one of the country's biggest second-hand shopping events.

Held over two weekends (8–9 and 15–16 November), the event sees thousands of garage sales pop up in streets, schools, front yards and community spaces around the country.

After a successful first year participating in the national campaign in 2024, Southern Downs Regional Council is again supporting initiative in 2025, and Portfolio Councillor for Healthy Communities Cr Sarah Deane encourages local residents to make this year even bigger.

“Last year, 1,971 Southern Downs residents turned their unwanted items into cash during the annual Garage Sale Trail, generating more than \$27,890 and extending the life of over 5,311 pre-loved items, 42 per cent of which would otherwise have gone to landfill,” Cr Deane said.

“Southern Downs residents disposed of more than 26,000 tonnes of waste to landfill in 2024–25, and participating in the Garage Sale Trail makes it easy to give your pre-loved belongings a second life and keep them out of landfill.

“Diverting waste from landfill is not only critical for protecting our environment, but also helps ease the financial burden of constructing new landfill cells which is a costly necessity.

“The Garage Sale Trail a fun and meaningful way for locals to tackle climate change, meet their neighbours and make some extra cash.

“There's something for everyone, from kids' toys and furniture to homewares, books, clothes and plants.

“Every item reused is a step toward a more sustainable future.”



On the trail of bargain.

Last year, the average seller across Australia made \$499, proving that selling second-hand is as good for the wallet as it is for the planet.

Registration is free thanks to Southern Downs Regional Council, helping locals

reduce waste and embrace the circular economy.

Register your sale now at www.garagesaletrail.com.au.

In 2025:

▪ More than 15,000 garage sales are

expected to be listed nationwide.

▪ More than 400,000 Australians are set to take part.

▪ More than 3 million pre-loved items are expected to be listed for sale.

Warwick Cup has enduring appeal

.....

The Darling Downs Bank Warwick Cup will return to Picklebet Allman Park on Saturday 11 October, celebrating its 165th running with a day of racing, fashion, food, music and community pride.

For Warwick Turf Club, the milestone is more than just a number. It's a testament to the enduring appeal of the Cup and its place at the heart of Warwick's sporting and social calendar.

Since its earliest days in the mid-1800s, the Warwick Cup has been a highlight for both racing enthusiasts and the wider community. Families have passed the tradition down through generations, returning year after year to celebrate the spectacle of horses thundering down the home straight, the colour and creativity of Fashions on the Field, and the sense of togetherness that defines the day.

The Warwick Cup is more than just a race meeting, it's a tradition. For 165 years it has brought our community together, and this year the Warwick Turf Club are proud to showcase not just great racing, but a true celebration of Warwick's spirit.

This year's program features a seven-race card, promising excitement from the opening jump to the feature Cup race itself. The on-track action will be supported by live entertainment by Special Guest, catering by Top Paddock Catering and a lively social program that ensures there is something for everyone.

Off the track, the Warwick Hotel and The Strand Fashions on the Field is set to turn heads once again, with over \$5000 in cash and prizes up for grabs. Categories include Best Dressed Lady, Best Dressed Man, Best Dressed Couple and Best Millinery, giving racegoers plenty of incentive to dress their best.

The competition has become a signature of the Cup, drawing not just local entrants but fashion enthusiasts from across the Darling Downs and beyond. Each year, it raises the bar for style and sophistication trackside, proving that Warwick can rival the glamour of any metropolitan race day.

For those wanting the full hospitality experience, the Kidszone Australia Trackside Pavilion is the place to be. Offering reserved tables of ten, stylish decor, and a prime trackside position, the Pavilion delivers comfort without sacrificing atmosphere.



It's memario wins the 2024 cup and soaks up winning kisses with strapper Emma Wilson. (Bubbles Barbierato)

Guests will enjoy a buffet lunch from Top Paddock Catering, followed by a hot grazing box delivered to their tables later in the day, along with live music and in-venue screens ensuring they don't miss a moment of the racing.

Trackside Pavilion co-ordinator and club treasurer, Chantal Jones said the Trackside Pavilion had become one of the most sought-after experiences.

"Guests can relax in comfort, enjoy exceptional catering, and still be right in the middle of the action, it really is the best of both worlds," she said.

Individual tickets are available at \$130 per person, with group bookings encouraged.

While the pavilion offers a premium experience, general admission ensures the Cup remains an inclusive event. At just \$25 per person, GA tickets provide entry to the course, access to bars and canteen, and the opportunity to enjoy fashions on the field and live music after the last race. Families

and groups of friends can spread out on the lawns or gather around the betting ring, soaking up the atmosphere that only a country Cup can provide.

Adding an extra layer of excitement in 2025 is the Picklebet Pickle Jar Kicking Competition, offering adult ticket holders the chance to share in \$10,000 cash. Open to every GA and Pavilion ticket holder over 18, the competition is set to be a major drawcard, bringing something new and interactive to the day.

Warwick Turf Club Chief Operating Officer Kristen Doyle said the competition, along with the mix of racing, fashion and music, makes this year's Cup one of the biggest yet.

"Whether you come for the horses, the fashions, the food or the music, the Warwick Cup has it all. With \$10,000 on the line thanks to Picklebet, the excitement will be bigger than ever," Kristen said.

Events of this scale don't happen

without support, this year's Warwick Cup is proudly supported by Darling Downs Bank, Picklebet, Kidszone Australia, Warwick Vet Clinic, Warwick Hotel, Ranbuild Warwick, Globe Accounting, Gross Wholesale Meats, Brown Brothers and View Hotels Brisbane. Their contributions ensure the Cup remains a highlight not just for Warwick, but for the broader racing industry across the Southern Downs.

With racing, fashion, music, hospitality and now the thrill of a major cash competition, the 165th Darling Downs Bank Warwick Cup is shaping up to be one of the biggest celebrations in the event's proud history.

For some, it will be their first Warwick Cup. For others, it will be the continuation of a family tradition stretching back decades. But for all, it promises a day to remember.

Tickets are on sale now via Humanitix. Don't miss the chance to be part of Warwick's biggest event of the year.

The Stanthorpe Garden Club Inc presents the

2025 Stanthorpe Gardenfest and Trade Fair

Exhibition Centre, Showgrounds - 8 High Street, Stanthorpe

Friday 10th October 9.00 am - 4.00pm
Saturday 11th October 9.00 am - 3.00pm

The NUMBER ONE Garden Event on
the Southern Downs and Granite Belt

FREE ADMISSION
Light Refreshments Available

*Plant Displays & Sales * *Landscaping Supplies *
*Garden & Home Décor * *Craft Sales* and More*
*Trade Displays *

ENQUIRIES: The organiser - 0449 003 325



A trail like no other

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The countdown is on and in less than a month, the Granite Belt Art and Craft Trail (GBART) will burst to life from 23–26 October 2025.

This year’s program promises to be the biggest yet, bringing together visual arts, performance, music, food, and community spirit across the Granite Belt.

President Krishna Heffernan said for years, GBART had been loved for its open studios and hands-on workshops, and 2025 will continue that tradition—with an exciting new addition: performing arts.

“With more than 50 applications received, there is truly something for everyone to enjoy,” she said.

“If you’re itching to roll up your sleeves, GBART workshops are your chance to learn from accomplished artisans. Try your hand at painting, ceramics, sculpture, printmaking, jewellery-making, and more. Bookings can be made now via gbart.org.au.

“And if you prefer to wander, watch, and chat with makers you can plan your open studio tours and exhibitions over the four-day event.

“On Sunday 26 October, don’t miss the Arts Market at the Stanthorpe Civic Centre (9am–2pm), where you’ll find one-of-a-kind creations from local artisans. The Summit Hall will also host the Condamine Artists, who will showcase their stunning



GBART President Krishna Heffernan and committee member Barbara Balkwill shared plenty of smiles at the unveiling of the 2025 Granite Belt Arts Trail program. (Samantha Wantling: 498688)

arts and crafts throughout the event.

“If you love history and heritage, head to the Stanthorpe Showgrounds on 25–26 October, where vintage cars and machinery will be on display. Entry is free, making it a perfect outing for families and enthusiasts

alike.”

This year GBART expands beyond the visual arts. Head to the Stanthorpe Little Theatre for a recital by the Southern Downs String Ensemble or enjoy the fun of an Open Mic Night.

For a relaxed afternoon, catch Evan Ayers live at Balancing Heart Winery on Sunday, or soak up the atmosphere at the Ballandean Tavern with live music and lunch.

Young talent will also take the stage: on Saturday afternoon, the Seasons of Song showcase will feature gifted local performers at the Civic Centre. Free tickets are available online—bookings are encouraged for seating.

Kick off the celebrations on Thursday night with the Oktoberfest Dinner at Glen Aplin Hall. Enjoy German food, drinks, and music, alongside craft displays and workshops that will run all weekend.

“Whether you want to create, watch, listen, shop, or simply enjoy the atmosphere, GBART 2025 has it all,” the president said.

“Pick up a free program booklet at the Stanthorpe or Warwick Information Centres, or visit gbart.org.au for full details and workshop bookings.

“GBART invites locals and visitors alike to come and celebrate the rich creativity of the Granite Belt. See you there!”

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Warwick and Stanthorpe Today Property Guide!

Warwick calls to cowboy generations

There's 60 years between them, yet these two Brisbane cowboys speak the same language, and that's bull riding. And Warwick is their favourite arena.

Daryl Kong, 77, is rodeo royalty. Known as the King of the Australian Saddle Bronc Riders, the Brisbane-born cowboy carved his name into history as the first Australian to ride at the PRCA National Finals in 1972.

He was also the first Australian to claim victory at the famed Cheyenne Frontier Days in Wyoming, where he conquered the broncs on the biggest outdoor rodeo stage in the world. Add in wins at the Calgary Stampede and a run at Madison Square Garden in New York, and Daryl has had a Hall of Fame career that has inspired generations. As one of the most successful Asian Australian cowboys, Kong's story is one of talent, trailblazing, and tenacity. And in 2025, he's a fixture at the famous Warwick Rodeo and Gold Cup Campdraft at the end of October.

Lucas Taylor, 17, is just beginning his journey. The Rosewood rider is already making waves, his trophy shelf buckling under the weight of titles: 2024 NRA Open Bull Riding Champion, NRA Rookie Bull Riding Champion, Elite Bull Riders Australia Novice Champion, Elite Bull Riders Australia Junior Champion, and



Lucas Taylor and Daryl Kong.

Wrangler Youth Bull Riders World Finals Reserve Champion. In 2024, he claimed the Junior Bull buckle at the famous Warwick

Rodeo and this year, he steps up to ride with the open ranks – he's a teenager with fire in his belly and the future at his feet.



Lucas Taylor and Daryl Kong spanning the generations.

Together, Kong and Taylor embody the spirit of rodeo - one man who has done it all, and another who dreams of doing the same. Sixty years apart, yet linked by courage, competition, and the dust of the arena.

See them both at Warwick Rodeo and Gold Cup Campdraft at the end of October.



WE are OPEN... and CHANGES are COMING!

The Queensland College of Wine Tourism has changed hands, with a new not-for-profit company and trading name of 'Varias' taking over operations from Monday 4 August 2025. Michael Jensen, our appointed Manager with David Reeves as Head Chef, Taiesha and Sophia leading as Matre'd, Tim Morgan in Cellar Door and Arantza Celador as winemaker along with the rest of the team are excited to offer you award winning services:

- Sumptuous cuisine in the restaurant
- Gold medal wines in the cellar door
- Celebratory and cultural events in the function centre
- Learning programs in tourism, hospitality, and viticulture
- Laboratory services for growers

So come and visit us now and enjoy the atmosphere at Varias!

Rebranding is happening

Right now, things will look the same on the website and at our facility however rebranding is underway.

New Brand reveal coming soon



Call Michael and the team if you have something to celebrate!

P: 4685 5050

E: admin@varias.com.au

Setting the gold standard

Warwick Rodeo and Gold Cup is set to bring world-class campdrafting and rodeo back to the region again this month.

From campdraft's uniquely Australian roots to broncs and bulls in the arena, Warwick will shine as campdraft and rodeo HQ once again from Monday 20 to Sunday 26 October.

Known as the 'Melbourne Cup' of campdrafting, the Warwick Gold Cup celebrates a sport born from Australia's legendary stockmen and women, making it the nation's most prestigious event of its kind, and drawing more riders and prize money than any other.

With a \$370,000 prize pool, bespoke saddles, gleaming trophies, and an array of awards, it's long been regarded as the Australian Championship Campdraft, where the best of the best go head-to-head with the finest stock in the country.

Then add a world class rodeo.

Every October, the Warwick Gold Cup runs alongside the legendary Warwick Rodeo, where the nation's top cowboys take on champion broncs and bucking bulls.

Tickets are on sale now, with organisers urging fans to buy theirs, and organise accommodation as the week is set to fill the region again this year.

Immortalised in song by country music great Buddy Williams in the 1940s, the Warwick Rodeo carries a proud tradition of horsemanship, set in a town famed for its historic sandstone buildings, rose gardens, and wide, tree-lined streets.

This combined celebration of skill, grit, and heritage now draws more than 30,000 spectators, with competitors and horses travelling from every mainland state to be part of the action.

This will be seven days of Campdrafting: From the crack of the whip to the final run, the nation's best campdrafters will go head-to-head for the sport's most sought-after buckles.

Four days of rodeo action (Thursday to Sunday): Expect powerhouse performances in the arena as we bring you thrills, spills and world-class competition all week long.

And more than a hundred stalls and food for every craving: Browse, shop and discover with a massive range of Western wear, local makers, gifts, art, gear and more, plus a delicious selection of food trucks and stalls means you'll never go hungry – or thirsty.

And of course there are two big nights of live entertainment – a chance to let the hair down with live music and a lively crowd – the perfect way to wrap up each day.

Horse-breaking competitions were recorded at Canning Downs as far back as 1857, on the very first station settled in Queensland in 1840, just east of where Warwick now stands.

Australia's first 'official' rodeo was held at Gayndah, Qld, in 1897, and Warwick's own debut came in 1906 as a Bushman's Carnival at Queen's Park Showgrounds.

It's been held ever since, pausing only for floods, drought, war, not even Equine Influenza could halt the cattle events.

By the 1930s, bigger prize money and more contestants saw Warwick Rodeo recognised as the Australian Championships.

Back then, riders brought their own bucking horses, tying them to a central



snubbing post, blindfolding them for mounting, and letting them loose when ready.

The wilder the buck, the higher the score.

As demand grew, Warwick began assembling its own string of broncs, with legendary secretary E.J. "Ned" Portley travelling far and wide during the Great Depression to buy the best.

These Warwick buckjumpers became so famous they were sent by train to Sydney's Royal Easter Show, Brisbane's Ekka, Rockhampton's Rocky Round-Up, and beyond.

The era of the committee-owned broncs lasted until 1982, when contract bucking stock began replacing the half-wild local mobs.

But Warwick's rodeo spirit had already been immortalised, from Buddy Williams' 1945 recording Heading for the Warwick Rodeo to hosting the Australian Championships in 1947.

By 1955, Warwick Rodeo proudly adopted the title: Australia's Most Famous.

And then there's the campdrafting, grounded in the skills of Australian stockmen and women working cattle on vast rural properties, campdrafting has grown from an essential bush skill into one of the country's most uniquely Australian competitions.

It combines horsemanship, courage, and instinct with the deep knowledge of working cattle, and it remains a sport you'll only find on Australian soil.

Unlike rodeo events, which trace their roots to American cowboy traditions, campdrafting is entirely homegrown, an Australian invention that celebrates the everyday skills of stockmen and women in a competitive setting.

The Warwick Gold Cup is Australia's most prestigious campdraft, and in 2022, the prizemoney reached record heights.

Across all five campdrafts held during

Warwick Rodeo, a massive \$246,000 in cash and trophies was on offer, making them the richest in the country.

The Gold Cup alone awarded \$78,385, including \$25,000 to the winner, a \$15,500 Trevor Young handmade gold cup, and an \$8,000 Tony Gifford saddle, courtesy of major sponsor Prydes Easifeed.

Other highlights included \$64,000 for the Canning Downs Campdraft, \$15,750 for the Ladies Silver Cup, \$21,000 for the Frasers Livestock Transport Stallion 'Draft, and \$26,250 for the Champion of Champions, all boosted by high-value trophy saddles and silverware.

With rodeo prizemoney adding another \$74,500, Warwick's combined campdraft and rodeo program stands as one of the richest and most sought-after competitions in the nation.

Warwick Rodeo & Gold Cup Campdraft

- Monday 20 to Sunday 26 October
- Tickets via the Campdraft - Warwick Show and Rodeo Society site

20TH - 26TH
OCTOBER 2025

Queensland



TICKETS



WARWICK GOLD CUP
RODEO & CAMPDRAFT



Australia's Most Famous!

FOCUS ON STREET PARADE



Spectacular sunflower launch for rodeo

The Warwick Rodeo Street Parade is back, and this year's theme, Sunflower Dreams, promises a spectacular celebration of the region's iconic rodeo heritage and stunning sunflower fields.

Join in on Saturday, 25 October 2025, as Palmerin Street comes alive with vibrant floats, creative costumes and the energy of thousands of spectators.

Southern Downs Regional Council is calling on community groups, schools, sporting clubs and local businesses to let their creativity bloom and join the convoy. There is \$2,000 in prize money up for grabs, with \$500 awarded in each of the following categories:

- Best in Theme – Sunflower Dreams
- Best School Exhibit
- Best Business or Commercial Exhibit
- Best Club, Sport or Other Organisation Exhibit

Portfolio Councillor for Vibrant Communities, Cr Joel Richters, said this year's theme celebrates the Southern Downs' sunny optimism and proud rodeo heritage.

"Here in the Southern Downs, a strong connection with horses and pride in our horse skills is part of our history and identity, from the hooves of campdraft champions to the proud parade of rodeo-themed floats down Palmerin Street," Cr Richters said.

"Street parades have a special way of bringing people together. They spark community spirit, creativity and a shared sense of place.

"This year's parade is a golden opportunity for locals and businesses to step into the spirit of Sunflower Dreams, dress the part and create something that celebrates our horsepower roots in style.

"We can't wait to see how our community brings this theme to life with floats that sparkle, stomp and shine! Think big hats, bold boots, golden petals and rodeo sparkle.

"This is your chance to wow the crowd and maybe even take home a cash prize for your school or community group.

"So gather your crew, dust off your boots, and start dreaming of sunflowers.



Saddle up for the 2025 Warwick Rodeo Street Parade.

The Warwick Rodeo Street Parade is your stage—let's make it unforgettable," Cr Richters added.

Event details: Palmerin Street, Warwick 9.30am to 10.30am Saturday 25 October 2025

How to Enter

- Who: Local community groups, sporting clubs, schools and businesses
- How: Download the entry form from Council's website
- Need help? Contact the Community Development team on 1300 697 372 or email edu@sdrcl.qld.gov.au
- Entry Fee: \$10 per float





Highland Caber Tossing at CelticFest. (Supplied).



Women's Caber Tossing.

Immerse in the Celtic culture

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Celtic Culture is coming back to Warwick in all its forms musical, athletic and cultural when CelticFest Warwick kicks off at the Warwick Showground October 4-5.

And the region is set to play an important role in several international athletics events thanks to the much-loved Festival.

The Australian Highland Games Championships are once again part of this year's event, bringing world-class traditional strength events, cultural celebration and exciting international opportunities for athletes.

Organised by Highland Muscle, Wollongong, this year's championships feature more than twenty athletes across men's, women's, masters and, for the first time, junior and teen divisions.

"This year is about growth," said Rob Mitchell, Highland Muscle's Australian representative.

"From juniors through to masters, there are now clear pathways for Australian athletes to step onto the world stage. This event is not just about competition; it's about building a future for Highland Games in Australia."

The event serves as an official qualifier for the International Amateur Highland Games Championships in Norway, with winners of the open divisions receiving invitations and financial support to compete overseas.

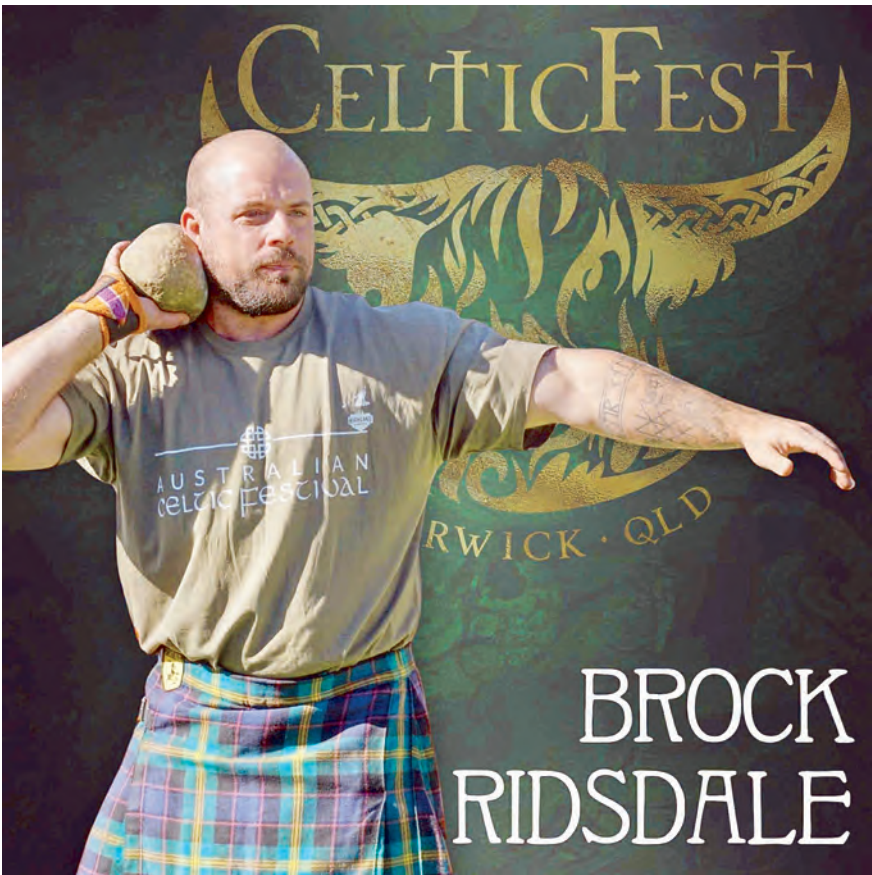
Plans are also underway for Masters champions to qualify for the International Highland Games Federation Masters World Series in the United States in 2026. Juniors and teens will be part of the Australian Championships for the first time, marking a major milestone in the sport's national growth.

Australia's top performers, such as Oceania champion Terry Sparkes and rising star Brock Ridsdale will compete alongside emerging talent. In the women's field, Queenslander Lily Riley, and Red Windle are among the names to watch.

Ridsdale said he was looking forward to coming back to Warwick this year.

"I've competed at Warwick in 2023 and was a great atmosphere with a great crowd," he said.

"I was roped into my first games at Ipswich and then kept coming back. It was the Ipswich gathering 2021, was a bit nervous starting, a new event in front of a



Brock Ridsdale is looking to return to Warwick.

big crowd."

Ridsdale, whose favourite event is the hammer throw, says he tries to throw at least one day a week and train at the gym two to three days a week.

And while he loves the competition he also loves the cultural aspect of an event like Celticfest.

"I personally think the culture and the support of the Highland Games community is what keeps it going year in year out," he admitted.

Does the up and coming competitor have any advice for anyone wanting to give Highland Games events a go?

"Find a group closest to you to have a go, everyone is friendly and you'll never regret it," he said.

Any tips?

"Do not throw it into the crowd," he laughed.

This will be Queenslander Lily Riley's first performance at Celticfest.

"No haven't been to Celtic Fest before

but really looking forward to the event," she said.

"I train with the big dawg Terry Sparkes. He dragged me along to one of his throwing sessions down at a field one day. Terry messaged the gang my numbers in training which earned me a spot at Nationals.

"My first competition was Nationals in 2022. I did surprisingly better than expected. I came second in the opens and broke the WOB AUS record.

"I do powerlifting specific training four days a week. Squats, main bench day, deadlifts then secondary bench day. When I have a Highland Games competition coming up, I add in throwing sessions where I can.

"I love making my family proud while representing our family tartan."

CelticFest Warwick visitors can expect to see the full slate of traditional Scottish strength contests including putting the stone, Ridsdale's favourite the hammer throw, caber toss, weight for distance and



Queenslander Lily Riley will compete at her first Warwick event.

weight over the bar.

This year also introduces the Manhood Stone Challenge, a historic test of strength adapted into a timed lifting and carrying event, offering both men and women the chance to qualify for future international competitions.

The return of the championships follows the successful Melbourne International Highland Games earlier this year, which attracted 50 athletes from six countries.

The Australian Highland Games Championships are a highlight of CelticFest Warwick, a vibrant celebration of Scottish and Irish heritage in Queensland's Southern Downs. Alongside the Highland Games, festival-goers will enjoy Celtic music and dance, artisanal markets, medieval re-enactments, workshops, and animal encounters featuring Highland cows, Shetland ponies and Friesian horses, and Irish wolfhounds.

The Australian Highland Games Championships will be held during CelticFest Warwick 2025 at the Warwick Showgrounds on October 4-5, 2025. Tickets and further details are available at www.celticfestqld.com.au.

Highland Muscle is the official Australian representative of the International Highland Games Federation (IHGF), dedicated to reviving and expanding Highland Games nationally and creating opportunities for athletes to compete on the world stage.

CelticFest Warwick is supported by the Queensland Government through Tourism and Events Queensland.

CelticFest Warwick is also supported by the Southern Downs Regional Council.



WEDDINGS



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Quick breakdown of flowers

Flowers can really set the mood for a wedding, especially if they're seasonal.

One of the first things to consider is budget- flowers aren't cheap, especially if you are importing them.

Considering just the wedding bouquet though, this will be the most photographed and most seen flower arrangement of the wedding, so it might be nice to splurge on this one.

The season is also important when thinking about flowers- if you're having a winter wedding, it'll be harder to get a summer flower like dahlias from Australia.

If you're having an autumn wedding, it might be nice to get some autumn colours in there like reds or oranges, but think about what you want the flowers to say about you and your wedding.

At the moment, dahlias are on trend and among the most requested from flower growers in Southern Queensland

and Northern NSW with Cosmos and hydrangeas also proving popular. Of course, as always, roses are always a go-to wedding flower, with the fuller David Austin-type heritage roses being particularly in demand.

Something to think about is colour, are the colours of your flowers going to fit the theme of your wedding?

Some people choose their flowers because of their shape or colour, but others choose them for more personal reasons.

Couple may choose flowers their grandmother grew, or include a thistle as a nod to Scottish heritage for example.

If you're going to import flowers, something to keep in mind is that they'll likely be at least a week old and covered in chemicals for biosecurity at the border.

But it's your wedding, you're in charge and you can do anything you want, including with the flowers.



(Always and Forever Photography)



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



High-traffic exposure

This commercial shop is in a prime location at 85 Grafton Street, Warwick.

Agent Helen Harm said the property is in a “prominent street position with high traffic exposure in the commercial precinct of Warwick City”.

She said there was ample car parking for customers and staff with both on street and city carparks.

“The 93 sqm floor area provides versatile retail or office space and the 6.2m frontage has excellent visibility for signage and displays,” Helen explained.

The property also features ducted air conditioning, plenty of power points, data points, phone and a telecommunication system as well as a toilet and washroom.

“It is conveniently located just off the main street, attracting foot traffic and easy access,” she said.

“Perfect for retail, professional services, or a boutique office looking for a well-positioned premises in Warwick’s commercial heart.



“For Sale or For Lease.”

- For lease \$425 per week plus outgoings.
- Go to www.helenharm.com for more photos

At a glance:

- Ducted Air-conditioning

- Carpeted Floors
- Toilet and wash room
- Double Power Points
- Data Points
- Telecommunications System

Address: 85 Grafton Street, WARWICK Price: \$425,000 + GST Price for Rental: For lease \$425 p.w. + outgoing Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM REAL ESTATE





Short walk to everywhere

A short walk to the schools, shops, business and sport facilities this 1950's home has a revamped Hardiplank exterior.

The property features an east-facing enclosed verandah which makes a great family area while the eat-in kitchen has electric stove and ample cupboard space.

There is a versatile utility storage room at the back door and another office/larder off this area.

The bathroom features a bath, separate shower, vanity and toilet next door.

The lounge is in the centre of the home with a hallway around linking to the four bedrooms.

The polished floors throughout are one of the original highlights of this home

There is an old timber floor shed that needs attention in the larger 1,166 m² backyard.

The double block frontage on one title – possible to build a unit complex which will be in demand this close to all amenities.

At a glance

- Four bedrooms
- Large kitchen – electric stove
- Separate lounge
- Enclosed sunroom
- Bathroom has bath, separate shower, vanity
- Separate toilet
- Large yard 1166 m²
- Three carports
- Close to Primary school and shops

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: 150 – 152 Grafton Street, WARWICK Description: 4 bedrooms, 1 bath, 3 car Price: \$650,000 Rental: Tennants paying \$460 per week Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM REAL ESTATE



Helen Harm

Real Estate

for Property in Warwick



Under Contract

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+



Under Contract

3 Street Frontages

Industrial buildings, located in the Industrial estate just 2.7K off interstate highway through Warwick & close to Morgan Park Complexes. 2000 m² lot fronts 3 streets, Zoned Industrial.

• 3 Phase power to 9m x 18m workshop
• Insulated roof • 270m sq Floor space
• Aircon offices lower & mezzanine levels
• Kitchen & Toilet areas on both levels
• Instant security alarm system

\$ 880,000+

WE'RE IN A SELLER'S MARKET!!

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

LIST YOUR PROPERTY WITH US NOW!!



This could be
advertising for
your property

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+



Prime Location

Prominent street position, high traffic exposure in Warwick City commercial precinct.

• Ample car parking - on street & city carpark.
• 93 sqm floor area providing retail/office space
• 6.2m frontage, visibility for signage & displays
• Ducted aircon, plenty of power points, data points, phone. Telecommunication system
• Toilet wash room
• Conveniently located for main street foottraffic

\$ 425,000+



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+

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+

- BUSINESS OWNERS -

No rental vacancies?

Have you considered housing as part of your employment package?

CALL HELEN TODAY!



2 Street Frontages

Great opportunity for a light industry venture, establish new business or upgrade to higher profile site near Black Toyota, Top Two Motorcycles, Betta Storage.

• Corner of Murphy Street & Ogilvie Road. Both are bitumen roads with 300m or more frontage.

• Power, water sewerage nearby.

• Zoning is Specialised Centre

• 2.6 Ha off Cunningham Highway.

\$ 2,210,000



40 Wood Street

• Business Office with reception & rest room, concrete storage yard.

• Zoning is "Mixed Use" which permits – Residential, Low Impact Industry, Commercial Office, Childcare

• Home – 4 Bed, 1 Bath, carport

• General Development Requirements please contact our office

• Land Size is 1897 m²

\$ 1,450,000

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal





Commercial premises on the market

These spacious commercial buildings are well located just metres off Albion St, main highway, with plenty of off-street parking available.

The businesses are in the mixed use planning zone and street access to both buildings is at the rear off Albion Street.

The property at 65 Grafton Street is 490 m² and is currently tenanted until 14 January 2026 at \$350 per week to a Pet Grooming business.

It was previously a Veterinary Surgery/ professional offices and features a reception area/ waiting room, five rooms for offices/ treatment rooms as well as a kitchen, separate toilet and powder room with plumbing suitable for toilet/bathroom. There are four reverse cycle air-conditioners. There is a separate building at rear with two rooms (offices or storage?) and parking for five vehicles.

The 67 Grafton Street is 297 m² and currently leased at \$400 per week until 30 June 2026.

There is a reception/office area and a workshop at rear. The properties are \$800,000 for two (\$ 400,000+ each).

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



Address: 65 and 67 Grafton street, WARWICK Price: \$800,000
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM REAL ESTATE





Mid Century Modern interior design.



Modern Farmhouse interior design.

Insider knowledge

Interior design styles are continuing to evolve and adapt to our ever-changing world. From vintage-inspired designs to minimalist spaces, there is no shortage of creativity when it comes to designing the perfect living space. If you're looking for some inspiration when it comes to decorating your new home, here are 10 interior design styles.

Mid Century Modern

Mid century modern is a classic interior design style that continues to rise in popularity coming into 2023. This style features clean lines, geometric shapes, and a focus on functionality. Mid century modern spaces often feature vintage-inspired furniture pieces and neutral color schemes. Simplicity is key, with simple features such as coffee tables often being the most beautiful.

Japandi

Japandi is a timeless fusion of Japanese and Scandinavian design, blending the simplicity of smooth, modern lines featured in Scandinavian design with the welcoming elegance of Japanese aesthetics. This style features natural materials, neutral colors, and a focus on simplicity and functionality. Japandi spaces often include minimalistic furniture, clean lines, and organic textures.

Minimalism

Minimalism has been a popular interior design style for many years and continues to be a favorite in 2023. This style uses the bare essentials to create a simple, uncluttered space. Minimalist spaces often feature neutral tones with colours only used as an accent, simple furniture pieces, and a lack of clutter.

Industrial

Industrial design is characterized by exposed brick, metal, and wood, and a focus on raw materials. This style often incorporates antique or vintage pieces and includes elements like open shelving and distressed wood. Industrial spaces can range from rustic to modern, depending on the specific design. It blends old and new through a combination of raw materials and modern elements.

Bohemian

Bohemian design is eclectic and free-spirited, featuring a mix of patterns, textures, and



Coastal interior design.

colors. This style often includes vintage or handmade pieces, such as macrame wall hangings and woven rugs. Bohemian spaces are often filled with plants and natural materials, creating a relaxed and comfortable atmosphere.

Scandinavian

Scandinavian design is known for its simplicity, functionality, and focus on natural light. It blends soft hues with clean lines and natural materials such as wood and leather. The emphasis is on clean lines and simple furnishings to create a warm and inviting space. Scandinavian spaces often include cozy textiles like sheepskin rugs and knitted blankets.

Coastal

Coastal design is inspired by the ocean and features a mix of lighter tones in shades of

blues, greens, beiges and whites combined with natural textures. This style often includes casual furnishing such as sea glass details and linen drapery and incorporates natural materials like wood and rattan. Coastal spaces often feature large windows and open floor plans to take advantage of natural light.

Art Deco

Art Deco design is inspired by the glamour and opulence of the 1920s and 1930s. This style features bold geometric patterns, rich colours, metallic accents, and decadent detail work. Art Deco spaces often include luxurious materials like velvet and marble and incorporate unique lighting fixtures to provide a sense of luxury.

Eclectic

Eclectic style is all about mixing and

matching different design elements to create a unique and personalized space. This style is characterized by bold colors, unexpected textures, and unique decor. It combines a multitude of fabrics, patterns and pieces of art, often using rugs, paintings and through pillows to display a convenient mismatch. Think vintage pieces, quirky accents, and statement-making artwork.

Modern Farmhouse

Modern farmhouse design is a mix of comfortable, relaxed farmhouse style and modern touches seen in smooth lines, glossy accents, and neutral colours. This style often includes wood accents, white walls, and black metal fixtures. Modern farmhouse spaces often feature open floor plans and a mix of vintage and modern furniture pieces.



Ground Level

Single storey air conditioned 2 bed brick terraced home near hospital, with own courtyard. NO BODY CORP FEES – Separate title
Extras:- NEW cooktop, Gas Hot water, 1.5 KVA Solar system, low maintenance Stramit cladding
• Aircon 2 built-in Bed • Shower, vanity & toilet
• Open plan – kitchen, living, dining & lounge
• Laundry & storage • Remote single garage
INVESTORS: Rent is \$450 p.w till 20/04/2026

\$ 450,000



Brick & Tile

Open plan living brick & tile, 4 bed, 2 bath, 2 car.
• 4 Bedroom, built ins
• King sized Master has ensuite, walk in robe
• Bathroom – bath, separate shower, vanity
• Separate toilet next door
• Mod con kitchen with pantry
• Aircon tiled living, slider to u/c entertaining
• Separate laundry • 472m² lot • 2 Car garage
INVESTORS: Rent is \$500 p.w. till 22/08/25

\$ 600,000+



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



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+



This could be advertising for your property
Call Helen today!

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+



Central Location

Short walk to schools, shops, business and sport facilities. 1950's home has hardiplank exterior.
• Double block frontage on one title
• 4 bedrooms • Large kitchen
• Separate lounge • Enclosed sunroom
• Bathroom with separate toilet
• Large yard 1166 m2 • 2 Carports
• Close to Primary school and shops
INVESTORS: Tenant pays \$460 p.w. to Feb 2026

\$ 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

- BUSINESS OWNERS -
No rental vacancies?
Have you considered housing as part of your employment package?
CALL HELEN TODAY!



Optional Extra for Your Private Castle

Old Butter Factory full of history, now needs new owners. The owner is also offering the Sydney to Hobart yacht, "Witchdoctor" as a bonus to the purchaser of the historic Butter Factory. He is no longer able to make use of the yacht so is letting it go in the hope the buyer will enjoy another chapter in the boat's rich sailing adventures.

Optional

For Rent: 4661 3663

Unit CBD – 1 bed + office, 1 bath, Open plan, lounge living, 1 car, shed..... **\$ 400 p.w**
HOUSE – 2 bed, 1 bath, Open plan, lounge living, u/c outdoor, 1 car, shed..... **\$ 400 p.w**
Reno 3 bed built-ins, 2 bath, living, kitchen/dining, u/c outdoor, 2 car **\$ 600 p.w**
BRAND NEW 3 bed built-ins, 2 bath, Open plan living, 1 car **\$ 600 p.w**
House – 3 bed, 2 bath, lounge living, kitchen dining, 6 car **\$ 650 p.w**

URGENT !! WE NEED RENTALS IN GOOD REPAIR

LAND

WARWICK - 25930 m², High profile, 2 street frontage, Zoned specialised **\$ 2,210,000**
WARWICK - 1897 m², High profile, 2 street frontage, Zoned mixed use **\$ 1,450,000**
PRATTEN - 47.11Ha, MotoX, shed, solar power, rural fence **\$ 600,000+**

See www.helenharm.com for more listing