

OCTOBER 2022

SOUTHERN LIVING & *Real Estate*

WARWICK RODEO QUEEN TAMARA EVANS IS GETTING READY TO HAND OVER HER CROWN AT THE 2022 WARWICK RODEO AND GOLD CUP CAMPDRAFT THIS MONTH

PAGE 6

Rodeo royalty

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The Killarney Co-operative as it was.



Craig Thompson has been working at the coop for more than 40 years.

Killarney set to celebrate

BY TANIA PHILLIPS

It's a local institution, the Killarney Co-operative and it's celebrating its 100th anniversary this month.

For Produce Manager Craig Thompson, the co-op has been a big part of his life and like many employees he has been there for a long time.

"I've been here 43 years, left school on the Friday, started here on the Monday," the affable manager said.

"I was 15 and was just a roustabout in the produce section, serving customers and learning the ropes. That was back in 1979 and then I became manager in 1995."

For Craig working at the local co-op was almost a foregone conclusion.

"I was working there weekends while I was at school and then they were doing a real big job sending corn over to Dili for the Red Cross and I was going there of an afternoon after school just marking and branding the bags. The manager came to me on the Saturday afternoon and said do you want to come on fulltime and I said might as well, I've just finished school and so I started here."

"Been there ever since."



Produce manager Craig Thompson started at the co-op as a 15-year-old in 1979. All pictures supplied.



Looking back.

Built on the back of the Dairy Industry the Co-op has changed and grown over the years.

"I went from a roustabout, back then there wasn't a real lot of chemical everyone just cultivated their country, there were still dairies working," Craig said.

"But then the dairy industry went, most of them shut down there was only a few dairies left.

"In the past 15-20 years they have all sort of gone minimum till, that means more chemical and a lot less blokes are working the country.

There is a lot diversity in cropping. There used to be just wheat and barley and sorghum and corn growing. Now there's mung beans and soya beans, wheat, fava beans, maize, sorghum. There is just that many more crops, it's really changed over the years.

"And the beef industry has really picked up, when they left dairying they've gone to beef. The beef industry is real strong around Killarney as well now."

He said the change has meant the co-op has diversified and increased their range

of chemicals etc.

"We do a lot of horticulture as well with potatoes, onions, pumpkins – that's big as well," he said.

Killarney Co-op has played an important role in the community right from it's beginnings back in 1922 (less than a decade after dairy farming started in the region) but it's role is just as important now.

"It started off just as a dairy co-op, so everyone brought their cream and milk to the co-op and they made the cheese and butter and everything like that and when the dairy industry started to die, we just progressed and have gone into things like the hardware. "We went from produce to hardware, to groceries then radios and tv and then they built the service station. It sort of covers everything now."

A weekend of celebrations will be held from October 21-23 around the town and involves guests from the cooperatives past and present including football coach and farmer Wayne Bennett and leading CSIRO scientist Dr John Kirkegaard who worked with Craig in the produce section back when they were youngster.

For more in the centenary celebrations head to the co-operative's facebook and websites.

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Pictures: DOMINIQUE TASSELL

Lady Di influenced a generation

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BY TANIA PHILLIPS

When the fresh-faced and beautiful Lady Diana Spencer became the Princess of Wales back in the 1980s she almost instantly became a style icon to a whole generation.

Her influence spread around the world – there were very few young women in the UK and even here in Australia who didn’t boast something in their wardrobe that could be traced back to Diana, from short-fringed hair to striking colours, fabrics and the designs she wore. We wanted to be like her, to look like her – the fairytale princess.

As the 25th anniversary of Princess Diana’s death approached, Lyndall McCormack of Stephanies Underwear Boutique in Grafton Street, Stanthorpe started wondering just how much the local women had touched by the young Princess’ style.

She put a call out among friends, family and customers asking for women to bring in their wedding, formal and favourite special occasion dresses from that era, unearthed more than a dozen for a window display.

“I knew it was the 25th anniversary since Diana passed away, there was a bit of coverage around that,” she said.

“I was coming of age in the 80s and I remember seeing Diana as an icon – she was 19 and getting married to a prince. I remember that story and thinking – how does that happen? How does a girl meet a prince and marry him? Then of course there was all fashion, we all followed that - I was the same age as her. When you’re young you don’t really absorb it, but looking back, you think gee didn’t she have an influence on us?

“When I knew that (the anniversary) was happening I asked all my friends who got married about that time in the 80s or had been to formals or had special occasion dresses.

“Blow me down if they didn’t all have the same styles – drop waists, big sleeves, block

colours, shiny, frills, as much embellishment as you could possibly have. Then I looked at all the Diana pictures and I said – well that’s what she was doing. It struck me because here we were in a little country town in Australia all copying the princess on the other side of the world.”

Lyndall said her shop was an underwear boutique so she wasn’t really in ladies dress fashion but she had always been “interested in trends and how the colours come to us every year.”

“Diana blew away the floral and fringed 1970s. Her influence brought striking colour and glamour to our wardrobes”, Lyndall noted.

“Wedding dresses of the era were greatly influenced by the fairytale gown worn by Diana at her wedding to the heir to the throne in 1981. Details such as frills, big petticoats, puffed sleeves, scalloped edges, applique, ribbons and pearls then became essential in wedding dresses of the day.”

Susan Shaw was married in 1984 and exhibited the dress she sewed herself with the assistance of her grandmother.

“Looking back”, Susan said, “it was a very special time. My grandmother showed me the pin tucking and lining techniques, and the gown was so elaborate - every trim imaginable”.

The window display culminated in a party, which was planned week’s earlier for 9 September the day of Princess Diana’s funeral a quarter of a century ago, but which then became the day Queen Elizabeth died, making the event even more poignant.

The event, held at Stephanie’s, was themed “A Toast to England’s Rose”, and featured lots of Pim’s, dresses, pictures of 80s weddings and reminiscing. Singer Deborah O’Farrell entertained guests with an emotional rendition of Candle in the Wind, as sung by Elton John at Diana’s funeral.

“It was so poignant, that on that very day, as the death of Queen Elizabeth was announced, Diana might have become Queen”, Lyndall said.



Dropped waists and bright colours.



Master Distiller – Debra Spence and the copper still.



The first of the Conrad products.

Picture: SAMANTHA WANTLING

The sweet smell of success

BY TANIA PHILLIPS

The pandemic proved to be just what Debra Spence of the award-winning Conrad Distillery at The Summit needed to help her follow her dreams.

And now Conrad's is not only open but has just been named Australian Distillery of the year.

The distillery produces both alcohols and perfume, offering the unique opportunity to come for "sniff and sip" events and is the culmination of years of dreaming and hard work for Debra.

"This is something I've wanted to do for years," she said of the venture which officially opened to the public just a couple of months ago.

"I'm a cosmetic chemist so I've dealt with essential oils and botanicals for a long time.

"We always had a plan to do a distillery Covid just fast-forwarded it by 10 years. If you're unemployed and can't do anything – what else are you going to do but work on your dream," she laughed.

"We were pregnant for two and a half years with red-tape, so we have only actually been open for nine weeks."

Conrad's distills wine, working on a grape base they are producing vodka, gin and a coffee chocolate liqueur and eventually they will have brandy and bourbon.

"We like to say we rescue wines and turn it into great spirits, that's what we do," Debra said.

"It takes a minimum of two years to produce the brandy and bourbon."

They are getting a lot of interest already especially now they have won Australia's Distillery of the year – in one of the competitions they entered while waiting to be able to open.

"We won double gold for our vodka in the US, and we sent Vodka and Gin off to the Melbourne International Competition and won gold for the vodka, bronze for the gin and were awarded the grape-based distillery of the year," she explained.

"It's the first time they have ever awarded that."

The awards are a nice shot in the arm for the fledgling business after two years of hard work.

"It says that I know what I'm doing," Debra laughs infectiously.



Reaching the summit of distilling.



Conrad vodka.

Debra believes that patience is the key to creating good alcohol, she takes time to slowly distill through a copper still, understanding the art of cutting to only keep the heart of the spirits, then letting it rest up to 30 days before repeating the process to ensure each distillation is maximized. Being obsessively committed to excellence is what drives her to continually improve and produce spirits that she hopes are infinitely drinkable.

After years in the cosmetic industry working out why they work on the skin she decided to look for a new challenge. She and her husband sold their Stanthorpe home and bought a farm at the Summit to pursue the dream and their passion for the environment.

They are fueled by the need to find ways of using grapes that were tainted by the 2019-2020 fires and preventing the grapes going to landfill as well as being sustainable through reducing water use and CO2 production.

"In Summer 2019/20, before Covid and all the lock-downs, the Australian country was under attack battle worn from drought the fire swept through the land, including Queensland Wine country," she said.

"Even if the vines survived the flames, the

smoke had infested the crop, and the Wine would be tainted, making it un-sellable, leaving the vineyards no choice but to dump the Wine into the landfill.

"Through a proven triple distillation method, Conrad Distillery can take unwanted Wine and removes the impurities. The result is clean, beautiful, fresh spirit that is then can be turn into Vodka, Gin, Liqueur, Brandy and Fortified Wine Products."

And of course, Debra is also making perfumes.

"That's where I get to experiment," she laughed.

"There is not much difference between gin and perfume, gin's just a drinkable perfume really. The difference is you're extracting the oils out of your botanicals – ones that you can drink. It's no different to extracting the oils out of other products to make perfumes.

"We do classes so they (customers) can do their signature perfume."

They are now getting their products into restaurants and bottle shops in Brisbane as well as working with a lot of other nearby local producers, collaborating with local wineries Ballandean Wines and Jester Hill winery as

well as Ashburn Berry Farm and Jam Works to produce new products including a proposed marmalade gin.

"We are very lucky being in Australia, our base notes and our top notes all come from Australia because we produce such good ones (this is for the perfume) and all of the florals come from America or Europe," Debra said.

"For our gin, our selection process is organic Australia, Australia and then organic overseas and then overseas if we really have to and we're desperate. There are some things Australians just don't grow – we are about to do a Vermouth collaborating with Jester Hill – I had to get it out from Europe."

For Debra the work is really satisfying, and she believes they are filling a niche in the region.

"Not everyone likes wine, so it gives them something a little different, we do distilling classes and teach them how to make their own gin and the process of distilling and we just have a lot of fun," she enthused.

"I go to work happy every day."

To find out more head to their website conraddistillery.com



2021 Rodeo Queen Tamara Evans will pass over the crown to her successor this year.



2021 Warwick Rodeo Queen Tamara Evans holds the Australian Flag high.

Rodeo Queen’s wise words for entrants

BY MELISSA COLEMAN

Dressed immaculately in blue jeans, an Ariat cowgirl shirt and Akubra with the signature sash across her torso, 2021 Warwick Rodeo Queen Tamara Evans describes her experience over the past year and offers some recommendations for the 2022 Warwick Rodeo Queen entrants.

To become Warwick rodeo royalty is one of the community’s top honours each year, giving the winner the opportunity to advocate for the rodeo and the western way of life.

Ms Evans became the face of the Warwick Rodeo and Gold Cup Campdraft after the Rodeo Society pushed through a couple of tough years with water issues and the Covid-19 pandemic.

The 2021 Rodeo Queen said it was definitely an incredible experience to win Rodeo Queen with the experience teaching her a lot about herself.

“I felt like I had grown as an individual

because the selection process leading up to the judging is fairly in-depth and can be quite nerve-wracking at times.”

The role of Rodeo Queen is to be an ambassador for the sport and a supportive role model within the community and Australia-wide.

Ms Evans has some tips for inspiring the next generation of queen quest entrants to help them achieve their goals in the rodeo arena, the community and personally.

Queen entrants have to fundraise a minimum of \$1000 to be eligible to win any title and those running as Princess entrants need to raise more than \$250.

“Following that when it comes to judging day, entrants are judged in several different categories; you’re appearance, knowledge, horsemanship and personality,” Ms Evans said.

“First and foremost be yourself, the judges don’t want anyone who is not going to be genuine and authentic.”

“Secondly, be in it for the right reasons.

“Thirdly, be there to promote the Warwick Rodeo and the western way of life in general. We are another way of showcasing that.

“And lastly, but just as important as the previous three, make sure you smile because a smile goes a long way,” she said.

While Ms Evans can’t give the entrants any information in terms of the questions the judges might ask, she can emphasize the importance of having a support system in place, including friends and family.

“It’s also really important to have someone who has been through it to act as a support system too,” Ms Evans said.

For the past year Ms Evans has been attending events and functions across Australia and overseas advocating Warwick Rodeo.

“I had the opportunity to travel to Cheyenne Frontier Days in Wyoming to represent Warwick Rodeo and Australia.”

“It was a trip of a lifetime.

“The places I’ve been in Australia; the people I’ve met, the connections I’ve made,

would not have happened without being in this role,” she said.

However, her time as 2021 Warwick Rodeo Queen is soon coming to an end and although she has made an impact that will endure well beyond her tenure as Rodeo Queen, Ms Evans now looks to the future.

“I’m hoping to build on the connections I’ve made within the Rodeo.”

During her stint as Queen, Ms Evans was active in social media and became a high-profile figure in mainstream media.

“I’d like to be a behind the scenes interviewer at the Rodeo, reporting and showcasing what goes on and what actually goes into putting on a rodeo.”

“The people who do this sport are not regular people, they are athletes, and they work hard for it, so I think it’s important to showcase that,” she said.

The 2022 Warwick Rodeo and Gold Cup Campdraft begins Monday 24 October through to Sunday 30 October.

Born to the rodeo scene

BY TANIA PHILLIPS

Taking on the role of Warwick Rodeo and Campdraft secretary seemed the most natural thing in the world for Terri Gilbert to do, almost like she was born for the role.

And the truth is – she probably was. Terri has been on the event’s management committee for the past few years, but she took on the paid role of rodeo secretary at the start of the 2022.

“My dad was always on the management committee when we were children,” she explained.

“He was the chute boss here for many, many years. He rodeoed when we were little, so we grew up around that lifestyle and Warwick Rodeo was always our favourite event of the year.

“It was always something we looked forward to every year and we always had a house full of cowboys at our place – usually for months before

getting ready. It was always an exciting time when the rodeo came around.”

Her future was probably cemented when she was 17 – entering and winning the Miss Warwick Rodeo competition and just a week later becoming Miss Rodeo Australia.

“Life got really hectic, I was just super lucky I had cousins that were professional cowboys and travelling,” Terri admitted.

“They took me with them and looked after me for 12 months, Norman, Steve and Peter Hilton, I travelled with them, and they, and the rodeo community looked after me for a year being so young.

“We went to America and Canada and then I came home and travelled a little bit – did a bit of this and that with rodeo, we were all young kids travelling and I made life-long friends. With a girlfriend that I rodeoed with, I moved

to Bundaberg and then spent thirty years up there.”

While in Bundaberg she got involved in Touch Football representing Australia, but eventually when her kids were grown, the call of her hometown was strong and she returned to Warwick.

“Back home to Warwick – I’m fourth generation Warwick on my father’s side and my mother is a Hilton which is a big rodeo name, we’re from convict stock and we’ve been settled in Warwick or close by for a long time,” she said.

After spending the whole year preparing for the event, 24-30 October, it is finally almost here and Terri admits to be excited and just a touch nervous.

“The rain is a worry, the arenas been flooded five times, that’s always a little bit scary but the saying is it’s always right on the day so we’re

confident we will get there,” she said.

“I am really looking forward to it all happening. Since I’ve moved back to town I’ve bought a big stock horse and I’ve been doing some drafting myself, I’m not very good at it, I’m still learning, the horse is good at it but we’re still learning together. So that’s been exciting so I’m looking forward to the drafting and watching all my friends compete and cheering. Also of the rodeo is always great, we’ve got so much happening this year. We have a VIP experience with some amazing Frenchmen coming over that’s going to be exciting, looking after our sponsors and cattle donors.

“With the borders being closed last year, there is so much excitement from people travelling from interstate so we’re expecting a big year.”

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- SUNDAY 13 - 10am till 4pm Smokin picnics in the vines. Gourmet BBQ picnic packs Gourmet Food Co, delish coffee van The Little Sunshine Cafe , outdoor games, great vibes by Nine Year Sister and buses running.
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Call 0412 444 899 or head to their facebook. Bookings will be up online soon.



Heating up the fundraising efforts

BY TANIA PHILLIPS

They say if life gives you lemons make lemonade but for the Bent Road Winery life gave them smoky grapes so instead they made Fumé Rosé. Bent Road Winery duo - counter-culture winemakers Glen Robert and Andrew Scott have produced a smoke affected Tempranillo Rosé.

The pair saw an opportunity for a side project during the 2020 bushfires and set out to challenge the concept of “smoke taint” and its potentially damaging portrayal in the media. The Fumé project also aimed to give back to the community by deepening the understanding of working with smoky grapes and raising money for the local Rural Fire Brigade. (\$2 per bottle will go to the Ballandean Rural Fire Brigade).

Bent Road Keeper of the Cellar Door and Wine Club Curator Amanda Rudge said the winery was now holding a “Smokin Fumé” weekend 11-13 November to raise more money for the Ballandean Rural Brigade, have fun and introduce more people to the wine.

“I’m sure something like this could have happened somewhere along the line but that is kind of one of the reasons the boys have put this into place – learning to use grapes affected by smoke,” Rudge said of the Fumé Rosé.

“As we know already again this season in America and Europe the bushfires are going crazy so they were like – yeah this is something that is happening so we need to learn how to use it instead of hide it. This is what Fumé is all about, bringing that smoke from the bottom of that barrel, bringing it to your nose, to your palette instead of trying to hide it.

“I drink it every weekend when we do tastings, it’s very unique, it’s unusual and this Rosé Fumé 2020 is meant to be had with smokey food it is actually enhanced by smoky



cheese or a woodfired pizza, smoked almonds and all of the cool kids have a smoker in their backyard. That’s why the boys kind of went, well everyone is lining up for peaty whiskies and having a smoker well lets make smoky wines because there is nothing else we can do with it unfortunately we can’t make it into a regular wine we have to bring out those smoked bits and pieces instead of trying to hide it because it’s very strong.”

“These grapes – which are Tempranillo are actually from one of our biggest growers down south so they were about to drop hundreds of tonnes of unsold grape. So the boys went fifty-fifty with this grower – these aren’t our grapes

from Ballandean but we use this grower all the time. We try to use regional produce as much as we can but every now and then we have to jump over the border for some.

“Unfortunately this region – the wine industry is growing in leaps and bounds - but we just can’t plant enough vines quickly enough to keep up with production.

“With the drought and bushfires, they had many many vintages in a row that there was just such limited product that was coming off.”

She said the Rosé Fumé, this lovely creation, this bottle of wine sees two dollars from every bottle of wine go to the local volunteer bush fire brigade who worked tirelessly in the 2020

bushfires to keep areas like Bent Road safe.

“It’s super exciting, on the Friday, the 11th of November that’s when we are actually presenting our local guys a massive cheque of \$3.5k that we have already raised from wine sales,” Amanda said.

“And then this weekend that we’ve planned is about raising more because we’re just about to come into summer again and yes it’s going to be wet but they’ve already started.

“We just want to give back because they gave so much for so long, this is a way that we can assist and we get to drink good booze in the process.

“It’s a win-win for everyone I reckon.”

New stores coming to Rose City

So many new things happening at Rose City with new stores opening during the next few months.

With a host of new stores opening up over the coming months, customers of Rose City Shoppingworld will be catered for in many ways.

First off the rank was the new Max and Betty store which offers a Lotto service plus an exciting range of beautiful giftware, accessories, cards, hampers and more.

Max and Betty opened in the mall near Donut King.

The Warwick Family Medical Centre opened next to the Discount Drug Store and is taking new patients now. You can call the friendly staff on 4640 9077.

Coming soon will be Just Cuts which is an exciting addition to the centre. Offering budget friendly cuts for the entire family. Stylists are fully qualified and the store will be open 7 days with no appointments necessary. There will be a range of opening offers and discounted prices leading up to the opening. The Just Cuts store will open near the Grafton Street entry you can follow them at facebook.com/justcutsrosecity.

Not long after this, be ready for a brand new Carvery which will offer quality meals, snacks and coffee in the foodcourt.

Flight Centre has reopened and this is a win for all those budding travellers waiting to get back out there. Flight Centre is contactable on 4673 0000.

To add to the beauty mix in the centre, Le Nails and Beauty will open opposite



Max and Betty open now.



New tenants Warwick Medical.



Flight Centre at Rose City,

Bed Bath 'n' Table.

"Rose City is excited to see the opening of these new stores, it has been a difficult time for leasing over the past couple of years. We

are hopeful that by Christmas all these new stores and more, will be settled in and offering more of what our customers are looking for in shopping in their local area", said Marketing

Manager, Louise de Lissa.

Makesure to follow RoseCityShoppingworld on Instagram and Facebook for all the latest happenings www.rosecityshopping.com.au



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The happy couple are congratulated by their firends and family.



A day to remember.

Love shone bright on a grey day

Rain and mud couldn't put a dampener on the wedding of Allahna Picknell and Kyle Marsh at Stanthorpe on 3 September.

The couple were married at Todd and Amelia Wilshire's house with their reception held at the Stanthorpe International Club.

"It was one of the happiest days of my life," Allahna explained.

"Even though there was rain and mud, the sun still made an appearance half an hour before I walked down the aisle.

"To have our beautiful children Jackson and Bonnie, family and friends to be a part of our special day was just truly priceless."

Allahna is the daughter of Michelle Sawyer

and Karl Picknell while Kyle is the son of Amanda and James Marsh. Kyle is the eldest of three and Allahna, the second eldest of eight so there was little doubt that their wedding would be a family affair – made even more special with Allahna's pop Ross Sawyer acting as her witness with Kyle's best man Jake Mills, as his.

Maid of honour was Bianca Hendry while Allahna's bridesmaids were Karleigh Picknell, Kelsie Hawksworth, Bec Pearson, Samantha Picknell, Jessica Sawyer, Erika Picknell, Payton Picknell and Kyle was attended by Jake and groomsmen Nic Marsh, Steven Foster, Harry Smith and Casey Leotta.

Photography: CeliaFaithphotography.



Allahna and Kyle enjoy their day.



Love shines through.



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Join the Condamine Country Art Trail

Returning for the third year, the Condamine Country Art and Open Studio Trail (CCART) gives Southern Downs artists the opportunity to reveal their process and share their inspiration in a very authentic way.

The concept is not a new one, open studio trails exist around the globe, however people who love art have an insatiable hunger for the stories behind the paintings and sculptures. The thrill of watching an artist create in the moment is inspirational and memorable with the bonus of conversation and connection adding even more to the joy of the experience.

CCART provides a weekend of art themed experiences on the 5th and 6th of November. There are more artists and artisans working in the Warwick region than people are aware of. The culture of art collectives is particularly active where making art together builds strong bonds and creative opportunities.

By opening their studios to the public, artists share their work and invite visitors to meander through the stunning countryside and quaint small villages where they are located. Our Trail is named after the Condamine River that flows through our towns on its way west before joining the Darling River.

CCART 2022 will feature new venues at Freestone, Yangan, Killarney and Glengallan. New to the Trail in 2022 is Paul Stumkat's studio in Killarney. Sure to be popular with visitors and locals, Paul's studio is located on the beautiful Condamine River Road. The journey will be just as much of an adventure as the studio and visitors are advised to check the conditions of the road before embarking on what is one of the most lovely drives in the region.

Another two new venues have a very strong focus on showcasing the creativity of residents living in our smaller villages. The Freestone Hall will feature work by two of their community members Sue Keong and Debbie Dieckmann. Sue and Debbie will be supported by members of their vibrant community group, the Freestone Craft Group.

Catherine Elliott is passionate about her community at Yangan and will be welcoming visitors to the heritage listed Yangan School of Arts where she will share her love of fabric dying along with work by other Yangan artists.

Other studios returning to the Trail this year are Helen McConville's pop up studio at Swan Creek Hall, the Willow Gallery at Killarney and the Warwick Potters Association.

The Warwick Art Gallery have expanded their CCART program with a Pop-Up studio event on Sunday the 6th of November where artists without a home studio will interact with



Artist: Sue Keong



Artist: Leah Kelly



Artist: Catherine Elliott



Artist: Debbie Dieckmann

visitors in a temporary setting in the Gallery precinct. Artists featuring include Anna Morgan (Killarney), Jayde Clacy (Warwick) and Corina Graham (Warwick).

Gold Coast Plein Air watercolour artist Annette Raff will be an exciting addition to the program especially for local artists looking for an inspiring new way to approach the watercolour medium. Annette will also be part of the Pop-Up Studio event on Sunday 6th.

The Condamine Country Art and Open Studio Trail is an initiative of Warwick Art Gallery. A booklet with information about all the studios and support events will be available from Warwick Art Gallery. Details about the artists and studios are also on the Trail website www.ccarttrail.com

Full list of artists and locations

- 1. Warwick Potters Association featuring club members Penny King, Leah Kelly and Cathy Holmes at 63 Horsman Road Warwick
- 2. Sue Keong & Debbie Dieckmann and Freestone Craft Group workshops and

demonstrations at Freestone Memorial Hall 185 Paynes Rd Freestone

- 3. Catherine Elliot workshops and exhibition at Yangan School of Arts 9 King Street Yangan
- 4. Helen McConville demonstration and display at Swan Creek School of Arts Hall Warwick Yangan Road Swan Creek
- 5. Jayne Deshon demonstrations and exhibition at Willow Art Gallery 26 Willow Street Killarney
- 6. Paul Stumkat workshops and open studio at 831 Condamine River Road Killarney
- 7. Corina Graham and the Demented Art Group exhibition Walk With Us at Warwick Art Gallery 49 Albion Street Warwick
- 8. Judy Currie In Pursuit of Knowledge Excellence and Service exhibition at Warwick Art Gallery 49 Albion Street Warwick
- 9. Annette Raff demonstration of watercolour (Sunday only) at Warwick Art Gallery 49 Albion Street Warwick

- 10. Annette Raff workshop (Saturday only) at Glengallan Homestead and Heritage Centre 18515 New England Highway Glengallan THIS WORKSHOP IS FULLY BOOKED

New Public Art to visit

- 11. Tannymorel Grain Shed Mural by Kerry and Malcolm McNichol on Oak Street Tannymorel
- 12. The Hermitage Research Facility Mosaic by Christopher Hulme on the 640 Yangan Road Warwick

The event is made possible by sponsorship from Assumption College Warwick, Warwick Credit Union, Condamine Accounting and Rose City Shoppingworld. Funding was also received from the Regional Arts Development Fund, a partnership between the Queensland Government and Southern Downs Regional Council to support art and culture in regional Queensland.

What: Condamine Country Art and Open Studio Trail

When: 5-6 November



CONDAMINE COUNTRY ART & OPEN STUDIO TRAIL

5 - 6 November 2022

Freestone | Glengallan | Killarney | Swan Creek | Warwick | Yangan

Condamine Country Art and Open Studio Trail invites visitors to meet our local artists and collectives while exploring our beautiful towns, big and small, along the way.

Featured artists include Jayne Deshon (slow stitcher), Debbie Dieckmann (mixed media artist), Catherine Elliot (textile artist), Sue Keong (painter), Helen McConville (sculptor), Paul Stumkat (natural history artist and palaeontologist), Warwick Potters Association featuring club members Penny King, Leah Kelly and Cathy Holmes. PLUS guest watercolour artist Annette Raff at Glengallan Homestead (5 November) and Warwick Art Gallery (6 November).

Plan your art adventure at www.ccarttrail.com

Photo: Paul Stumkat by Samantha Bennett Photography

presented by



Library settles into temp home

.....

BY CHRISTINE TAYLOR

Library staff are settling into their temporary home in the Stanthorpe Administration building for the duration of the construction of an extension and refurbishment of the Stanthorpe Library and Art Gallery building.

The library opening hours while in this location are Monday – Friday 10am – 4.30pm.

Keep an eye out for Saturday library operating hours and locations (coming soon).

In the Administration building the library can offer two public internet pcs with scanners attached.

An OPAC (online public access catalogue) terminal.

A staff member to talk to.

The ability to return items via a slot in the external admin building wall.

Reserve and pick up items.

Request InterLibrary Loans.

Holiday activities – in a modified format

Storytime – Tuesdays at 10.30am (location either the lawn at the front of the Admin building or the Civic Centre foyer), look for the First Five Forever banner.

Unfortunately, space constraints mean there is no browsing collection in Stanthorpe, nor a seating/meeting space.

Some of the library collection has been transferred to Warwick, while the majority is



in an offsite location in Stanthorpe that staff access several times per week.

Our behind-the-scenes library operations continue, we are still taking purchase requests, processing new items for the collection, developing programming. In addition, staff now reserve requested items for customers and retrieve items from our offsite locations, then process them as required.

If you have an idea of the type of item you wish to read but not titles, staff are available to assist or there is a click and collect request form on the library catalogue that you can complete and staff will process your request.

<https://southerndowns.spydus.com>

As always, our eLibrary is available 24/7 via the library catalogue or the applicable app on your device.



We look forward to the extension to the building being completed swiftly so we can move back in.

Christine Taylor,
BRANCH COORDINATOR
Stanthorpe Library
Southern Downs Regional Council





Join your local library


✓ Access free Wi-Fi & computers

✓ Borrow books



✓ Attend workshops & children's events

Southern Downs online



 Warwick, Stanthorpe
Allora and Mobile Libraries

 Become a member online:
southerndowns.spydus.com



12550852-DL22-22

OCTOBER 2022 SOUTHERN LIVING & Real Estate 13



Brendan Kay of Gleeson's Mercery believes you can't go past a good linen sports coat for racewear.
Picture: SAMANTHA WANTLING



Andrew Cooper and his mum Chris say its a bright, light and fun season for women's racewear.
Picture: DOMINIQUE TASSELL

Fun, fresh and fashionable

.....

Linens, silks and bright colours are the order of the day for the first full Spring Carnival Race season in three years according to two of the region's leading independent fashion retailers.

Andrew Cooper of Classic Dimensions in Warwick and Brendan Kay of Gleeson's Mercery in Stanthorpe are already seeing customers coming in for fresh new spring racewear as fashionable men and women shrug off winter and embrace the new season. While both Stanthorpe and Warwick held race meetings over the past few years, numbers were restricted but with things opening up again

there is an air of new beginnings.

"We are getting a lot of interest, I guess it's a lot of bold colours this year," Andrew said of the women's collections.

"We have a lot of bright spring colours, a lot of florals. I think everyone has started early to get into the racing mood because everything for the past couple of years has been a bit slower.

"It's all kicking off.

"We have a lot of linens in store, that's always a favourite for country racing. Nice linen dresses and we've got a few silks, nice flowy silks in floral patterns and matching headwear

from different suppliers.

"Spring racing is always bright and happy and cheerful. Its good to see it coming back, its busy actually."

Over in Stanthorpe Brendan is also being kept busy with men preparing for both the Warwick and Stanthorpe Cup's which will be held this month.

"Stanthorpe has been lucky, they did had the races last year but it will be good to have it all back with virtually no restrictions at this stage, it's looking good," Brendan said.

He said it is a very eclectic season for men's racewear.

"There's a bit of everything, there is traditional suiting and people are going all out with vests," he said.

"There are also sports coats in beige and light grey and then also navy sports coats and they are putting them with Chinos and even some linen shirts. There's a wide variety of silk ties.

"There are some lovely pastel colours in the shirting as well as the ties. There is a bit of everything, its good to see.

"The linens are very popular at the moment and coming into spring they are easy to wear."

It's the little touches

90 Palmerin Street, Warwick • www.galleriainteriors.com.au

Getting ready to reconnect

.....

Queensland is gearing up to enjoy the second annual Queensland Seniors Month. From humble beginnings sixty-two years ago, this statewide celebration has outgrown its nine-day week and has become a month-long event.

Connecting Queenslanders through inclusive events and activities, Seniors Month will bring people of all ages, cultures, and abilities together within their community, uniting them through shared interests and passions. It also provides a great opportunity to discover new programs and activities, and support services.

Beginning on Saturday 1 October, the United Nations International Day of Older Persons Queensland's Seniors Month will include National Grandparents Day, on 30 October before ending on 31 October 2022.

"Our continued theme of Social Connections remains incredibly relevant as these connections are essential at any age," said COTA Queensland's Seniors Month Coordinator Lisa Hodgkinson.

"Even with the uncertainty of the COVID pandemic, older Queenslanders have found diverse ways to build and maintain social connections.

"This year we are proud to announce that the Queensland Government is supporting 108 events and activities, sharing in \$100,000.

"Last year saw over 13,000 and we are anticipating a few hundred of these events to be held in the Brisbane region including activities such as yoga, aqua aerobics, arts and craft workshops, cinema days, information displays, dances and more."

"Thinking about the activities that connect us food is at the top of the list. This year we are inviting people to come together, raising a fork with one and other to create Queensland's Largest Sunday Roast. To be held on 16 October 2022, the largest Sunday Roast invite you to sit down with your older family, friends and neighbours to enjoy a Sunday together. On the same day.

Think Australia's Biggest Morning Tea but with a Sunday Roast, and instead of raising money for important research Lisa said they want to raise the social connectedness of Queensland communities.

Imagine gathering Queensland households near and far with people of all ages to sit down



Remember the Sunday roast dinner? It's back - as we all try to reconnect. Seniors Today would love to see your pictures if you hold one of these events.

to a big meal, reconnecting after a long week. The wonderful thing about food is that it has the ability to surpass physical and language barriers, allowing us to share our stories of life, culture, and creativity. Making the Sunday roast perfect opportunity to assist in socially connecting people.

"Did you know that one in three seniors and one in two teenagers have reported feeling lonely?" Lisa said.

"There are over 880,000 people aged 65+ and more than 686,000 teenagers in Queensland? That's a lot of people who may be feeling lonely and socially disconnected.

"Feeling socially connected makes us feel good, provides great health benefits, and can improve our quality of life. Can you imagine all the stories we could share together?

"Best of all you can host your Sunday Roast any way you like. It could be at home with family and friends, at your local park with your community, or at a participating restaurant.

"The only way for us to know if we are making an impact to is measure your interest and participation."

She said to find out more about Seniors Month, Queensland's Largest Sunday Roast and to find events near you, visit www.qldseniorsmonth.org.au or phone 1300 738 348 (within Queensland) or 07 3316 2999 interstate.

Mustard and tarragon roast beef

.....

SERVES: Six
PREP TIME: 30 mins
COOKING TIME: 60mins

- INGREDIENTS**
- 1.2kg beef topside roast ¼ cup (60ml) olive oil 2 tbsp wholegrain mustard 1 tbsp fresh tarragon leaves, finely chopped, + extra, to serve 2 red onions, cut into wedges 650g Kent pumpkin, cut into 6cm wedges 800g sebago potatoes, cut into wedges Steamed green beans and sugar snaps, pre-made gravy, to serve
- METHOD**
1. Preheat oven to 240°C (220°C fan-forced). Lightly spray a roasting pan with oil. Combine 1 tbsp oil, mustard and garlic in a small bowl. Season.
 2. Place beef in pan and rub top side of beef with mustard mixture. Place beef in oven and reduce heat immediately to 200°C (180°C fan-forced). Roast for 45-60 minutes

- (for medium-rare to medium), or until cooked to your liking, covering top of roast with foil if over-browning. Remove from oven, cover loosely with foil and rest for 10 minutes.
3. Arrange vegetables in separate large baking tray lined with baking paper. Drizzle with remaining oil, season and roast with beef for one hour until golden and crisp.
 4. Thinly slice beef and serve with roasted vegetables, steamed greens, gravy and extra tarragon, if desired.
- TIPS**
1. Blade roast, sirloin or scotch fillet roast would also work well.
 2. Test roast for doneness using a meat thermometer - test in the centre of the beef, 60°C for medium rare.
 3. Resting the meat will ensure it remains tender and moist when carving.



Roast beef anyone?

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Multi-titled acreage

There are six separate titles for the 10.87 hectares site with a three bedroom cottage nestled in the Great Dividing Range at Maryvale.

There are several older building, such as a dairy, shed and various other buildings.

The cottage is clad to save on painting costs. There is highway frontage which will be an advantage if the site is being considered for a commercial enterprise.

- Six separate Titles on 10.87 Ha
- Three bed, clad to save painting
- Separate shower, separate toilet
- Kitchen/dining –storage, electric appliances
- Open plan living
- Rain water
- Old sheds, chook run
- Highway frontage
- Boundary fenced

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



Address: 10443 Cunningham Highway, MARYVALE Description: 3 bedrooms, 1 bath, 1 car Price: \$650,000 Offers Over Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: Helen Harm Real Estate



Rare block up for auction

This 160 acre parcel of land which has been in the same family since 1903 and an opportunity to purchase may never come available again. This farming block, has it all:
With 180 degree views - to Southern Ranges, Warwick city and western hills;
▪ Timbered hill area which is an ideal spot to bushwalk, ride a horse or motorbike tracks;
▪ Dry gully running through;
▪ Two dams;
▪ Great square block with excellent frontage;
▪ Bitumen road entrance;
▪ Power to a current unlivable dwelling;
▪ Can be cultivated and has had cattle grazing;
▪ Only minutes to Warwick's CBD
▪ This parcel was originally part of Glengallan Station and was one of the first blocks to be portioned off in 1903. The Brown family purchased the block and it has been part of their family since. The block in its past has been a dairy farm which is now all demolished and removed but gives an indication of its past.
This is rare and valuable piece of 160 acres and will be auctioned on 14 October 2022 at Little Gallery Cafe, Print Room, 90 Palmerin Street, Warwick at 2pm.



Address: 236 Womina Willowvale Rd, WOMINA Auction: 14 October Agent: Wade Real Estate Contact: Kelly Reardon 0409 274 001

LISTINGS WANTED

We have motivated buyers looking purchase, homes, land and rural acreage in the Warwick, Allora, Clifton and surrounding areas.
Call our dedicated sales team on 4661 5655 to organise a free appraisal today!



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To get the best result when selling your home you need to understand the local market.
We are Warwick's local property specialists. Serving the Warwick and the surrounding areas since 1987.
We know the market, the people, the ares, the ins-and-outs, it's part of our DNA.

Visit us across from the Warwick Post Office
96a Palmerin Street P: 4661 5655
waderealestate.com.au



Investment flats with room for growth

This solid brick complex of seven flats is ideally located in a central Warwick location, set on a level 1,776sqm block and just a brief stroll to schools, parks, and shopping amenities. It's been maintained throughout, and all units are presented in great rental condition.

Currently fully leased and earning excellent returns. This property offers an outstanding prospect with future-proof investment rewards and represents a value-packed chance to capitalise on a substantial income generating asset earning immediate cashflow. Opportunities

include renovating and increasing rent yield, strata titling or as a development site.

- Seven x two-bedroom, one-bathroom flats, all with garages
- Fresh and brick interiors feature combined living and dining area

- Fully occupied with leases, strong rental area
- Outstanding growth and rental scope with solid annual returns
- Generating monthly gross income of \$6140
- General yearly rates for complex \$14,500 per annum

Address: 47 Canning St, WARWICK Description: 14 bedrooms, 7 baths, 7 car Agent: Kelly Reardon 0409 274 001, Wade Real Estate

WOW-DON'T MISS THIS ONE!



- 46 Acre property with fantastic views
- 3 Bedroom brick home
- Main with ensuite, WIR and aircon
- All other bedrooms with built-ins
- Fireplace in loungeroom
- Spacious main bathroom with sperate bath and shower
- Massive 3 bay shed
- 3x 25,000L tanks
- Round yard and stables
- Solar Bore
- Fully fenced

PRICE \$950,000
LOCATION 4 Hentschels Road
AGENT Alex Dwan | 0476 196 296

PRIVATE, TRANQUIL AND SECLUDED



- Established Quality 4 bedroom home
- All bedrooms complete with built-ins and ceiling fans
- Master with WIR and ensuite
- Sizeable lounge looking back towards established gardens
- Spilt system in dining room
- Family rumpus room with air-conditioning
- 2 x 22,500L Tanks
- Loads of shed space
- Established gardens

PRICE \$3695,000
LOCATION 16 Panorama Court
AGENT Mandy Steketee | 0400 592 463



Servicing Allora, Clifton,
Warwick & Surrounds.

96A Palmerin Street, Warwick
P: 4661 5655
waderealestate.com.au

Mirror, mirror on the wall

.....

Mirrors are not only decorative, they also make rooms feel bigger and brighter by reflecting light and creating the illusion of depth.

As the saying goes 'life is like a mirror' and the clever use of mirrors in a home can reflect a lot about the lifestyle of the people who live there.

Mirrors come in an endless variety of shapes and sizes. They can be modern or traditional, big or small, hung or placed on a lean against walls for effect.

As a rule of thumb, rooms with high ceilings benefit from vertical mirrors, while horizontal mirrors work better in long rooms.

One of the first things to consider when deciding where to place a mirror is the reflection. Stand where you plan to hang the mirror and consider what will be reflected in it. Mirrors can accentuate works of art or special pieces of furniture that may be placed opposite.

Also, think about where light enters your room. It's best to position a mirror opposite a window, especially in north facing homes to make the most of the afternoon and evening light.

If you are going to hang a mirror, consider placing it on a slight tilt that way it will reflect more of the room.

Also consider if the mirror is going to serve a practical purpose or will it be merely decorative. If you want to be able to check your lipstick on the way out the door make sure the mirror is hung at eye level.

To securely fasten a mirror to a wall, each



hook on the back needs its own hook in the wall. A cable wire hung across a single hook or nail won't do the job, especially with large, heavy mirrors.

Mirrors can be used throughout your home. They add a welcoming feel to a foyer or entry hung above a stylish hall table.

An obvious place for a mirror in older homes is above a mantel. Experts advise positioning the mirror 10 to 15 centimetres above the mantel for maximum effect.

An instant hit of glamour can be added to a bathroom or ensuite by a gorgeous mirror.

Look beyond the frameless mirror mounted above the basin and consider a frame for visual impact.

Dining rooms are the traditional place for mirrors. Think grand Victorian homes with thick gold frames. A mirror in a sleek, modern frame would work just as well strategically placed over a buffet.

Mirrors can also be arranged in groups for added visual impact and character. Take care to ensure the space between each mirror is even, making it visually pleasing to the eye. Play around with different shapes and sizes,

or hang a set of mirrors for visual uniformity. Think about a group of mirrors the same way you would a collection of art work.

The style of frame will depend on your individual aesthetic. A modern home will suit sleek, unadorned frames. A colonial or country homestead style home suits a rustic wooden frame, or a period home a more traditional gilt, decorative frame.

Don't be afraid to use a large mirror in a small space. Designers often use full length mirrors leaning against a wall in apartments or smaller homes.

Locals love local property...

Despite all the digital property hype, locals love reading their local newspaper to find local homes just like yours.



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LOCAL



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RESULTS

If your property does not appear in a TRUSTED local newspaper... you are missing a huge market of opportunity to achieve better **RESULTS** and price** for your property! Potential buyers of your property read our printed and digital newspaper editions as a trusted **PROVEN** source of **LOCAL** news. An **ENGAGED**, local audience of over 42,000* people. Print still helps drive better results and stronger outcomes for vendors. When selecting an agent to sell your biggest asset make sure they commit to marketing your home in the **Warwick Today/Stanthorpe Today** print and digital editions.



Ask your agent - will my home be seen in a local newspaper and online by an engaged local audience?



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stanthorpetoday.com.au

StanthorpeToday WarwickToday

** RP Data: Properties that combined print and online advertising on average generated a higher sale price.





Post War Home

- Aircon 3 bedrooms, built-ins
 - Family bathroom has been renovated
 - Lounge Media has woodfire + Aircon
 - Kitchen and dining • Sunroom/office
 - Laundry has storage + 2nd toilet
 - Double garage - Gym/rumpus/workroom
 - Old timber garage
 - Solar Power 6KVA • 905 m² yard
- INVESTORS:- Rent appraisal \$340 p.w.**

\$ 315,000



On Leslie Dam

- On Leslie Dam Shoreline
- Rustic open plan timber cottage
 - Basic kitchen & bathroom
 - Deck on the North overlooks Leslie Dam
 - Fenced boundary to 3.2 Ha
 - Riparian rights are part of the title
 - Private road to the property from Glenvale Rd
 - Great family getaway with lots on offer
 - Fishing, boating, swimming ...

\$ 500,000+



Workin Wear

- Workin Wear WARWICK
- Sell products always in demand
 - Main Street location
 - Workwear, work boots, safety supplies & more
 - Solid customer & account base
 - Open 5 1/2 days
 - Steady growth since 2008
 - Easily run by Owner + 1 or 2
- Plus STOCK on Hand**

\$ 210,000 +



Country Chic

- Renovated with country charm.
- 3 Bed, 2 built-in • Air con + wood fire
 - Open Living areas • Polished Timber floors
 - Shower over bath, vanity & separate toilet
 - Separate laundry utility off the rumpus
 - Double lock up garage, carport and shed
 - Fully fenced 956 m² yard
 - Room for a vegie patch
- INVESTORS: Rent appraisal \$330 p.w.**

\$ 325,000+



As New Duplex

- Each Unit has:-
- 3 Large built in bedrooms
 - 2 bath, master has en suite
 - Living dining off the kitchen
 - Lounge with aircon • Enclosed courtyards
 - Laundry • Storage cupboards
 - Solar power • Rain Water tank
 - 2 bay garage • 997 m² yard
- INVESTORS: Current rent is \$900 p.w.**

\$ 795,000



Elevated Views

- YANGAN
- 4 bed, X-large main
 - Lounge media access front deck
 - Front & back entertaining
 - Bathroom, shower over bath, separate toilet
 - Laundry- bench space + storage
 - Lock-up garage shed • 3 rain water tanks
 - Above ground pool • Fruit Orchard
 - Landscaped gardens on 4161 m² • 5 KVA

\$ 450,000+



Rental Investment

- 3 Bedroom
- Aircon in lounge living
- Good kitchen/ dining
- Bath, separate shower, vanity,
- Laundry utility, separate toilet • Storage
- Fenced 506 m² yard
- Single garage in backyard

INVESTORS: Rent appraisal \$300 p.w.

\$ 300,000 +



2 Street Frontages

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



Multi-Million Views

- On QLD/NSW border, 20 mis to Warwick Training centre, retreat, glamping, paintball park
- 3 Bed • 2 Bath • Fully furnished
 - Air conditioning in living
 - Kitchen dining with woodfire
 - Bar setup for entertaining
 - Deck overlook dam & play area
 - 64.77 Ha • 3 bay Shed • 2 Dams
 - Solar + Mains Power • Rain Water Tanks

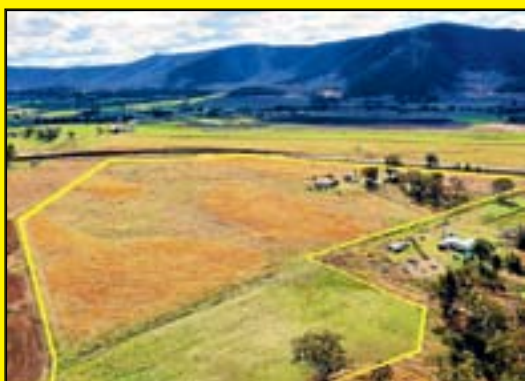
\$ 900,000+



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

\$ 1,250,000



Multi Titled Acreage

- MARYVALE
- 6 Separate Titles
 - 3 bed, Clad to save painting
 - Separate shower, separate toilet
 - Kitchen/Dining –storage, electric appliances
 - Open plan living
 - Rain water
 - Old sheds, chook run
 - Highway frontage • Boundary fenced

\$ 650,000 +

LAND

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

PRATTEN - 4047 m², power on lot, town water, gravel roadSOLD \$ 90,000

HENDON - 2023 m², power NEXT DOOR, rural fence \$ 65,000

See www.helenharm.com for more listing



On Leslie Dam Shoreline

Looking for somewhere on the water to go fishing, boating or just to relax?

On offer is a one room, open plan cottage with basic amenities for those who don't want to "rough it".

Finding a property with full water frontage is rare! Don't miss this opportunity.

- Rustic open plan timber cottage
- Basic kitchen and bathroom
- Deck on the North overlooks Leslie Dam

- Fenced boundary to 3.2 Ha
- Riparian rights are part of the title
- Private road in to the property from Glenvale Rd
- Wildlife is plentiful and varied
- Great family getaway with lots on offer
- Fishing, boating, swimming

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



Address: Glenvale Road, LESLIE DAM Description: 1 bedroom, 1 bath Price: \$500,000 Offers Over Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: Helen Harm Real Estate

Country charm

Renovated to reflect our country charm.

- Air conditioning + wood fire
- 3 bedroom, 2 built-in
- Open living areas
- Shower over bath, vanity and separate toilet
- Polished timber floors
- Separate laundry utility off the rumpus

- Double lock up garage, carport and shed
- Fully fenced 956 m² yard
- Room for a veggie patch

INVESTORS: Rent appraisal \$330 per week.

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



Address: 8 Sturt Street, 4370, WARWICK Description: 3 bedrooms, 1 bath, 3 car Price: \$325,000 offers over Inspection: By appointment
Contact: Helen Harm, 0408 457 496 Agent: Helen Harm Real Estate

The Royalty of Country Cups



WARWICK CREDIT UNION Warwick Cup OCTOBER 8TH, 2022

KIDSZONE AUSTRALIA

TRACKSIDE PAVILION – 18+ ONLY
Pre Sold area - Limited seats - \$100pp

- Express racecourse admission & entry to the Kidszone Australia Trackside Pavilion
- Reserved seating
- Main & Grazing Platters (Sweet & Savoury) by Top Paddock Catering
- + so much more!

GENERAL ADMISSION

\$22 per person. Options to purchase catered food boxes from our kitchen.

The ultimate entry for the everyday punter giving you the best view of the finish post!

ROSE CITY SHOPPINGWORLD FASHIONS ON THE FIELD

Over \$5,000 in cash & prizes in three categories –

- Best Dressed Lady, Man & Couple.

ENTERTAINMENT BY ROUTE 33
AFTER THE LAST RACE



scan QR code to purchase tickets or visit www.warwickturfclub.org.au



Helen Harm

Real Estate

for Property in Warwick



Country Getaway

PRATTEN

- 8.15 Ha (20.13 Acres)
- 2 Dongas -demountable storage units
- Fully boundary fenced
- 10 000 ltr concrete water tank
- 22 500 ltr black poly tank
- 1000 ltr green water tank
- Concrete trough for potential small herd
- Composting toilet value over \$2000

\$ 260,000

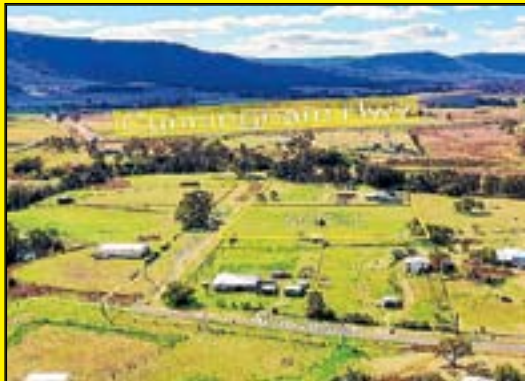


PRATTEN Acre Block

- All SOLD - Last lot available
- Fenced 4047 m² block
- Ready to build
- Rural views of the Condamine River
- Town water and power at the sealed road
- 32K west of Warwick.

Pratten has town water, General Store, Community Park and more.

\$ 90,000



Scenic Views

MARYVALE – 6637 m² (1.6 Acres)

- Views of valley back to Great Dividing Range
- Flood Free and gently sloping
- Ideal spot, privacy, relaxed country lifestyle
- Escape the hustle & bustle of city
- Nestled in the mountains
- Direct access to main highway
- 20 Mins east of Warwick
- Well maintained acreage

\$ 300,000+



On a Creek

GREYMARE – 2251 m² (.55 Acres)

- On the banks of Greymare Creek
- Level block, slopes gently to the creek
- Bitumen road frontage
- Ideal spot, privacy, relaxed country lifestyle
- Escape the hustle & bustle of city
- Live in picturesque Southern Down Region
- Direct access to main highway
- 20 Mins west of Warwick

\$ 150,000+



This could be
advertising for
your property

Call Helen Today!



Mountain Vista

LOCH LOMOND – 4249 m² (1.5 Acres)

- Views of valley back to Great Dividing Range
- Flood Free and gently sloping
- Shed, water tanks, power to block
- Home base for grey nomads
- Live in picturesque Southern Down Region
- Bitumen road frontage
- 20 Mins southeast of Warwick
- Well maintained acreage

\$ 200,000+



Art Deco Designer

STANTHORPE

- Rendered 3 bed in Amosfield Rd
- Fireplace in lounge living
- Kitchen has slow combustion & electric stove
- Dining has timber windows
- Shower, vanity & toilet
- Laundry & Storage
- Single garage in fenced 625 m² yard
- Artist studio with fireplace in backyard

\$ 300,000 +



Workin Wear

Workin Wear WARWICK

- Sell products always in demand
- Main Street location
- Workwear, work boots, safety supplies & more
- Solid customer & account base
- Open 5 ½ days
- Steady growth since 2008
- Easily run by Owner + 1 or 2

Plus STOCK on Hand

\$ 210,000 +



HENDON Half Acre

Investors opportunity!!

- 2023 m² (½ Acre) with rural views
- Power in Street
- 23K (20 mins) North of Warwick

Half Acre Lot

\$ 65,000

For Rent: 4661 3663

- | | |
|---|--------------------|
| NEW 2 Brm, 1 bath, lounge, kitchen, 1 car | \$ 340 p.w. |
| 4 Brm, 2 bath, lounge, kitchen, 2+ car, townwater | \$ 420 p.w. |
| NEW 4 Brm, 2 bath, lounge, kitchen, 1 car | \$ 470 p.w. |

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



Old Post Office

ARATULA

- 2 Titles
- 3+ bedroom
- Polished timber floors
- Lounge
- Kitchen is dine in, gas stove
- Laundry • Shower & toilet
- Shed + lean-to • Rainwater tank
- 2024 m² backyard (double block)

\$ 450,000+



ARATULA Markets

Ideally suited to owner operator, possibly with young family

- Highway corner frontage established 30 yrs
- 2 Satellite liquor licences
- 18 products on consignment
- Coffee, smoothie, juice, crepe & waffle bar
- Extensive product instore beside fruit & veg
- Cold rooms, refrigeration, display units
- Delivery truck & Forklift

\$ 250,000

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal

