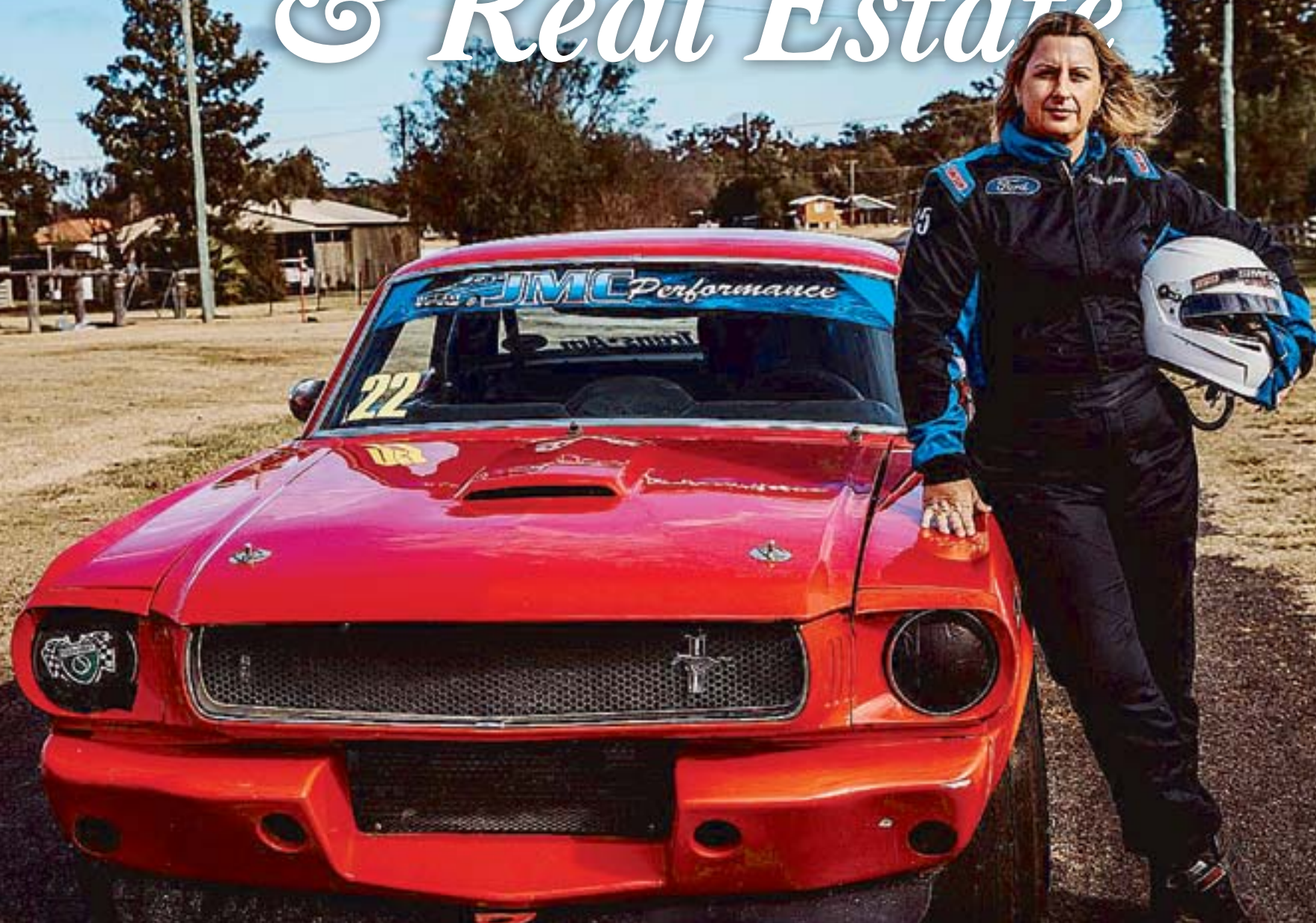


AUGUST 2024

SOUTHERN LIVING & *Real Estate*



HISTORIC LEYBURN SPRINTS PRESIDENT TRICIA CHANT AND HER COMMITTEE ARE GEARING UP FOR A BIG YEAR.

PAGES 3-5

(Submitted: Samantha Bennett Photography)

Leyburn anniversary

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Historic Sprints in her blood

If anyone was ever born for a job it's Tricia Chant.

Tricia is the president of the Historic Leyburn Sprints and has been for almost a decade and while it's not how she makes a living it's obviously a big part of who she is.

The event was originated by her parents Ann and Mike Collins and Tricia has taken over the role of president from her mother Ann and like her dad, longtime race director Mike, she always finds time to get out on the track and race her Mustang at the event. Well once or twice each year at least but she is a regular on other circuits where she doesn't have to wear two hats.

It's clear she loves the event her late parents got up and running, an event that celebrates a moment in time when the little country town of Leyburn hosted the Australian Grand Prix – these days the competition is better known Formula One and has become a multi-million-dollar contest that is the domain of major cities.

It's been 75 years since the town took that spotlight – and the sprints – an event that remembers a competition of yester year with cars also from the past – is out to celebrate the milestone with plenty of well-known guests coming along this time.

It's a busy time for Tricia and her volunteer committee but it's something that she has been doing for most of her life.

"This event started when I was 16 years old and my mum was the inaugural president, my dad was the inaugural race director," she said.

"Obviously, I've always been involved, first on the fringes helping out and being a good daughter and then I joined the committee. And I'm pretty sure I became president in 2017. Mum stood down and I took over as president. This is our 28th year of holding the Sprints - it would have been our 29th year if it wasn't for Covid."

And it's not just a once-a-year thing for Tricia who admitted she'd always been a car girl.

"As I grew up dad used to always race cars," she said.

"He used to rally cars when he was younger, and he was on the motorbikes as well and I've always been involved in Historic Racing for many years.

"I've got a 1968 Mustang that I race. I'll be racing at Leyburn. I race in the



Family affair: Tricia races a blue Ford Mustang, her husband Jamie races this 1971 Ford Falcon GT. (Submitted)



Historic Leyburn Sprints president Tricia Chant. (Submitted)

Australian Trans-Am series. I raced at Qld Raceway a couple weeks ago I race in that championship series each year."

She said she's not going to great this year as she's had to skip a couple races in the series for personal reasons.

"I won't certainly be in the market for the championship this year but that's ok," she said.

Being a woman hasn't really been an issue for the talented driver.

"To be honest for me personally, all my interactions and experiences have been 99.9 percent positive," she said.

"There have been the odd one or two

who have said women don't belong in race cars, but I'd say overwhelmingly it's been supportive. I wouldn't say a hundred per cent but if they aren't supportive then they don't really matter do they?

For Tricia it's just what she grew up doing, she grew up with cars and the racing community and driving was a natural progression. Though driving at the Leyburn Sprints is one of the biggest challenges of the year.

"It is hard juggling driving and being president," Tricia admitted.

"I literally do two runs at the weekend – one a day, that's all I can do. You win on your fastest lap, so I usually put two laps down and get a trophy," she laughed.

"Last year I didn't do any runs on Saturday. I went out and did one run on Sunday morning, I was feeling a bit crook, I had a bit of flu. I did a terrible time, so I went back out and did a second one and came second in the group. I probably could have tried harder and won but I got second, and I thought that'll do me. I'll let the other guys have a go.

"But yes, I don't get a lot of time at our event, I literally get two runs maybe three if I'm lucky. But I try and get one per day because otherwise I'm just too busy to jump and car and do that as well."

So, what does like about racing?

"I like the competitive nature of it and the comradery, it's a great bunch of people," she said.

"It's like anything if you go and play football, you get friends and you get to know people in the sport, it's the same in motor racing, everyone knows each other, everyone



Tricia's late parents Mike and Ann Collins. Mike was the founding Race Director when he founded the Sprints in 1996, Ann was the inaugural President. It's still a family affair, with her brother Chris serving as Vice President and other family members competing in their own race cars. (Trapnell Creations)

helps each other out. It's just a big family, so I've always enjoyed the competitiveness of it and people pushing hard, going out and doing what they can to their cars and just going out and having a good time as well."

And Leyburn is special to her heart – with beautiful old cars driving around a beautiful country village and drivers of all ages taking part. And of course, there are the junior competitors getting some of their first driving experiences and vying for a trophy named for Tricia's late mum and dad.

"We have some beautiful cars that compete," Tricia said and when pushed for her favourite she jokes that there's a "blue Ford Mustang driven by a woman that's probably my favourite – that'd be mine."

"Everyone loves my husband's car it's a blue XY Falcon, he's running this year. It's always a head turner that one it's got a very big engine in it."

Leyburn is a volunteer organization and proving the old adage – if you want something done give it to a busy person, Tricia has two businesses she runs as well.

"I do compliance – probably 80 percent of my work is maritime safety and shipping," she explained.

"I have seven blokes that work for me, they run around Australia and overseas doing compliance stuff like auditing. We do training and what not. It's a successful business and it allows me to plough a bit of time into what I love which is doing these kinds of things.

"It's probably not something that people expect a woman to be doing either but I've got a Bachelor of Engineering and I'm always one to be outside the norm."

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What to do at Leyburn

The day 75 years ago when a tiny Queensland country town hosted 30,000 people at the nation's most important motor race, the Australian Grand Prix, will be remembered with major celebrations at the Historic Leyburn Sprints this year.

While the 1949 Grand Prix fielded 28 cars, the 2024 Sprints will feature around 220 on track, ranging from a petite 1925 Austin Seven to Australian backyard specials, muscle cars, a replica Le Mans Ferrari, and even a 350 kmh Indianapolis 500 contender.

Off-track, an entertaining line-up of attractions will also highlight the Grand Prix anniversary.

The grand prix was staged on 18 September 1949 at a remote wartime airfield near Leyburn and saw driver John Crouch take victory in a French-built Delahaye 135S.

Forty-seven years later, in 1996, the round-the-houses Sprints were founded to commemorate the biggest day in Leyburn's history as well as the races and special guests events this year will include a show and shine and vintage caravan displays, a charity auction with motorsport memorabilia, fun runs, markets, autograph sessions, trade exhibits, live music, hot-lap rides, and a competitors' welcome party.

It will be an opportunity for visitors also to explore the history of Leyburn itself, which was the thriving centre of an 1860s gold rush. Buildings and landmarks from those days remain, including the



Not the cars you see on a normal weekend at Leyburn.

1863-licensed Royal Hotel, which will be the lively entertainment hub of the Sprints weekend.

During World War Two, the skies over Leyburn shook to the sound of B-24 Liberty heavy bombers flying incursion missions to south-east Asia from the nearby secret airbase that became the grand prix circuit.

Visitors to the locality about 4.5 km from the town, travelling along Delahaye Drive, Liberator Place and Wirraway Avenue, can see monuments to the RAAF 200 Special Duties Flight and Z Special Unit.

The Sprints is a unique combination of historic and classic motorsport, local history and a welcoming country atmosphere, organising committee President Tricia Chant said.

"There's nothing else like the Historic

Leyburn Sprints. It's one of Queensland's biggest motorsports events after Supercars," she said.

"Tickets and campsites can be purchased online. Organisers also are running the Historic Leyburn Sprints 75th AGP Anniversary Raffle, with the main prize an \$11,000 Repco Bathurst 1000 weekend for two and five runner-up prizes of \$500 Supercheap Auto vouchers.

The competition starts at 8 am on Saturday and Sunday. Adult tickets are available online or at the gate for \$25 a day or \$35 for the weekend, with children under 14 free. On-street parking is free.

The Queensland Government's Queensland Destination Events Program and the Southern Downs Regional Council provide financial assistance to help

promote the Sprints and attract visitors to the Southern Downs region. The Historic Leyburn Sprints was named the 2017 Queensland Motor Sport Event of the Year. Proceeds from the community-run event assist community organisations and projects, including the Historic Leyburn Sprints Community Benefit Fund.

A need for speed?

Among thousands of cars that have contested the Historic Leyburn Sprints over the years, unquestionably none could be as fast as Mark Pickering's debut entry in 2024, a G-Force Aurora Oldsmobile from the Indy Racing League.

How fast? 220.097 miles an hour (354.21 kmh) on the Indianapolis Motor Speedway in qualifying for the 1999 Indy 500.

After rebuilding the car recently, Pickering is looking forward to his first event but isn't expecting to break records. Set up for Indy's 2.5 mile (4.0 km) banked oval, first gear might be all Pickering needs! He can expect to see smaller, more nimble single-seaters set faster times.

In fact, the retiree's main intention is just to give spectators a thrill and a glimpse of the type of car not seen in Australia since the days of the Gold Coast IndyCarnival.

"It's an awesome car and I can't wait to drive it. It will be fun just to put it on track and let people see something they've never seen before. And the noise should be something else!"

Celebrating the past

Motor racing in Australia came of age in 1928 with the inaugural Australian Grand Prix held at Cowes on Phillip Island but 21 years later – in one of the first races after World War II – it was the AGP that put a little town in Queensland on the map.

That town was Leyburn and every year (only pausing for Covid) since 1996 the Historic Leyburn Sprints have commemorated the weekend Leyburn hosted the Australian Grand Prix.

This year the Historic Leyburn Sprints will celebrate the 75th anniversary of the Australian Grand Prix with a record entry of 243 historic, classic and performance cars on 27-28 August.

The biggest field in the Sprints 28-year history will represent 10 decades of motoring and include many types of vehicles, from vintage home-built racers to grand prix and Indianapolis 500 contenders.

The weekend's highlight will be celebrations for the 75th anniversary of Leyburn's hosting of the grand prix on 18 September 1949, commemorated by the Sprints founding in 1996. At least four original 1949 cars will be on display and three drivers from later Australian Grands Prix will be among several high-profile former competitors on hand.

"We're doing a number of things to celebrate 75 years," Sprints organising committee president Tricia Chant explained.

"For the opening and 75th commemoration ceremony on Saturday 17 August we'll have some well-known retired drivers as guests-of-honour - Warwick Brown, Australian Grand Prix winner in 1977, and generally a big Australian name in international racing in the 70s,

Bruce Allison, another star who raced internationally, including Formula 1 in Europe, in the 1970s, Dick Johnson - touring car legend, still running his own Supercar team. One of Australian racing's most famous names and John Bowe - Dick Johnson's teammate for several years and a highly successful driver in his own right in a variety of car types. Still racing at age 70 and a very popular personality. "We've got

four possibly five of the original 1949 cars coming as well."

So why is Leyburn and the Sprints so special?

"We're probably the only place in Australia that actively celebrates previous Grand Prix in Australia, it's built up slowly over the years," she said. "We started the Leyburn Sprints in 1996. My parents actually started it. It's just built up from there and it's just got a really good following and a lot of people support it and they love the town and event. It's just sort of built up organically over the years. "We can now pull in some of these great names to come and they love being part of it."

Continued NEXT PAGE



NRL legend and local farmer Shane Webcke is a big Sprints supporter, here fronting the annual Saturday night charity auction at the Royal Hotel. Picture: Submitted

The Mike and Ann Collins Memorial Junior Award is for young drivers 14-17 and is designed to help youngsters enter motorsport.

AUGUST 2024 SOUTHERN LIVING & Real Estate 5



Tables all set out for the inaugural event last year. (Perditta O'Connor)



Last year's performers Not Related were so popular they will be back again to entertain.

Bring on Bernie, bling and bowties

.....

BY TANIA PHILLIPS

It's time to break out that suit or favourite dress from the back of the cupboard and walk the red carpet for the second annual Bling and Bow Tie Charity Dinner at the Stanthorpe International Club on 31 August.

The event, which will raise money for the Royal Flying Doctor Service (RFDS), is the brainchild of the Rotary Club of The Granite Belt and is all about having a bit of fun while helping a good cause.

And this year's it's taking on a bit of a sporting feel, where guest speakers are concerned at least, with retired sports journalist and author Bernie Pramberg coming along with stories to tell. The club will announce other special guests as the event draws closer.

"Bernie has only recently been inducted into the media hall of fame at Suncorp," event coordinator and RCOTGB secretary Perditta O'Connor said.

"He was a Brisbane Rugby League referee and has refereed Queensland v NSW games, Australian games and was a columnist extraordinaire covering Augusta (US Masters Golf) and racing for a number of years. He really does have a heap of stories to tell that will interest everyone not just sports lovers.

"He's a well-known MC and did a column in a Brisbane paper for years, highlighting everyday individuals who contributed to sport in their communities (including a couple from the Southern Downs and Granite Belt)."

Perditta said it would be the same format as last year as far as the speakers go where they will just sit and chat.

"It's not a stand up there and give your presentation kind of event," she said.

Instead the club is going for a relaxed and fun feeling to the evening with guests getting to walk the red carpet (yes they will be rolling one out) and have bubbles on arrival before being treated to amazing food prepared by renowned local chef Jason Costanzo, listening to the guest speakers and being entertained by talented local duo (and expat New Zealanders) No Relation.

"The event will be sponsored by the new Meteora Vineyard owned by Karen and Andrew Catsoulis. They came last year and



Angelo Puglisi catching up with last year's guest speakers Catherine O'Sullivan and Kim McCosker before the formal part of the evening.

thought it was a very worthwhile event and they have thrown their support behind it," Perditta said.

"There will a giving tree again and all of the funds from that go entirely to RFDS.

"Last year we supported LifeFlight. It was very successful and very well received by the community who enjoyed the opportunity to frock up, dust off the bowties and bring out the bling. Everybody got into the theme of the event which was lovely."

She said the event, or something like it, was something the club had wanted to do for a while.

"So many people had approached members of the club Mary and Angelo Puglisi about whether or not they would ever bring back Opera in the Vineyard but that boat has sailed. So we were looking for a signature event, something that was

manageable in size for a small club but would be supported by the community, was a little bit quirky and different and would raise funds for organisations that, as a club, we believe benefit our community," Perditta said.

"I think this event resonates with people because they're enjoying a night and contributing to an organisation that's vital to health services in our community.

"We're hoping that this grows. It will never be huge but we want to just grow so that it's a signature event for our club and it's a signature event within the community."

RCOTGB president Greg Paxton said it promised to be a great evening with an even better cause.

"Most people associate RFDS with outback and remote communities however many local people would be surprised to



The amazing Claire Mackenzie and then president Mary Puglisi shared a moment together. Clare's remarkable story of survival was told on the night.



Melbourne visitors Belinda Cabria and husband Greg Newton took to the dance floor.

learn that the RFDS planes are regular visitors to the Stanthorpe airstrip," he said.

"RFDS carry out medical retrievals almost as frequently as the LifeFlight helicopters (the beneficiary of last year's event)– the difference is they are just not as visible to the community.

"For those patients airlifted by the RFDS the experience is quite often life altering or lifesaving."

Perditta said the club invited everyone to come and enjoy all the fun of the Bling and Bow Ties, tread the Red Carpet, enjoy "an amazing evening and support for an iconic Aussie organisation which supports our local community".

Tickets are \$110 per head and are available on line at trybooking.com/CTLCU or locally in Stanthorpe from Gleasons Mercery.



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Paws for thought for pet owners

With local Animal Welfare organisations running at capacity Southern Downs Regional Council are trying to improve responsible pet ownership, animal welfare and their own employee safety through a new initiative.

The council has endorsed a six-month trial of regulating impoundment box hours to business hours only – previously, impoundment boxes at the Warwick and Stanthorpe Pounds operated 24 hours a day, seven days a week, allowing animals to be dropped off at any time.

However, concerns about abandoned pets, strays and animal rehoming has prompted the trial. Council Planning and Environmental Services Director Scott Riley said the council was dedicated to fostering a community of responsible pet owners within the region.

“Council is committed to addressing these concerns by reviewing impoundment box procedures, enhancing safety protocols and promoting responsible pet ownership,” Mr Riley said.

“We have seen a spike in abandoned animals and with welfare animal groups at capacity, Council will trial new opening hours of the impoundment boxes.

“We also have concerns about animals being dropped off after-hours, particularly



New impoundment box hours to give pet owners pause for thought.

at weekends when they may be confined for an extended period of time with limited supplies and supervision.

“The impoundment boxes do not promote responsible pet ownership, and currently anyone can drop their animal into the impoundment boxes when they no longer want them, when they are moving town, or if the animal is sick and they are unable to afford vet costs.

“Adjusted hours encourage responsible pet ownership as pet owners are accountable for their actions and our officers can assist with educational opportunities and support.

“This move aligns with industry best practices and follows the model of several other regional Councils, including Goondiwindi, Maranoa, Western Downs, Toowoomba, and Gladstone, which limit impoundment box hours.

“We encourage pet owners to explore alternative options before resorting to impoundment boxes.”

He said statistics from the past financial year revealed more than 80 animals were abandoned in the impoundment boxes after-hours, while fewer than 40 were strays placed in the boxes during the same period.

This data suggests that the majority of after-hours use is by pet owners who no longer wish to take responsibility for their animals.

Animal welfare organisations assisting Council in re-homing animals from the pounds are currently operating at capacity and the situation remains critical. Any measure that reduces the number of animals being impounded benefits both the animals and the community.

Going forward, the impoundment boxes will be designated for dropping off of stray and feral animals only, not for abandoned animals.

Additionally, a nominal fee will be charged for those who choose to surrender their pets, contributing toward Council’s costs for managing these animals.

Council has also implemented new changes to the 2024/25 Schedule of Fees and Charges and removed the release fee for animals that are impounded for the first time if they are both microchipped and registered (for dogs) or microchipped (for cats).

This encourages owners to take the responsible action of registering and microchipping pets to help ensure they are returned home as soon as possible if they are lost.

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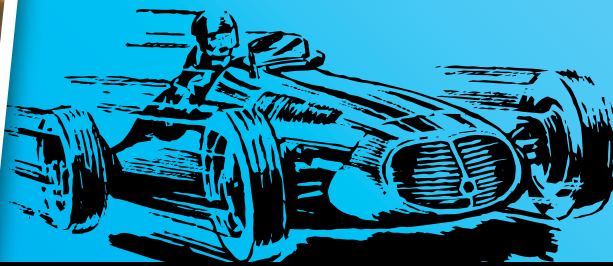
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WEDDINGS



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Ten basic transport tips

It takes a little know-how to get to your wedding on time and in style with your bridal party and guests in tow. Delicious dinner, touching toasts and a festive dance-off make for a fun party, but the only thing that has to happen to make your wedding a "success" is for you to, well, get married. To do that, you need to get to the ceremony, preferably on time. Transportation glitches get your day off to an awkward start and can leave a bad taste in your guests' mouths. Here's how to make sure you have a smooth, and fun, ride.

1. Book a car company way in advance

You should hire your car company with about six months to go (after you've settled on your date, ceremony and reception sites, and wedding party size). If you're getting married at peak times, formal vehicles will be in high demand, so you'll need to book your transportation even earlier (around nine months is a good benchmark). The same goes for special rides like vintage cars, which are in shorter supply than your typical town car or limousine.

2. Think beyond the white stretch limo

A limo works well with a traditional glam wedding, but if that's not your style, get creative and match your ride to your taste. Whether you want a unique getaway to express your style or a fun way to give your bridal party and guests a lift, there are lots of options for your wedding wheels. Some ideas to get you started: a sleek silver Rolls-Royce works for a modern wedding, a pimped-out party bus for a hip hotel affair and a bicycle built for two for a charming vintage celebration.

3. Give your bridal party a ride

Technically, you're not required to provide transportation for your bridesmaids and groomsmen for the entire night. But they're



working hard for you, so giving them the chance to celebrate without worrying about finding their own way is a nice gesture. If you're not travelling to the ceremony with them, consider getting them their own limo to get to the venue. Once the ceremony is over, duck into a dream ride with your entire entourage for a jovial jaunt to the reception. Then at the end of the night, after the two of you have snuck off, the group can pile into a guest shuttle home or back to the hotel.

4. Don't leave your guests stranded

If you're hosting a lot of out-of-towners, consider providing them with a ride from their hotel to the wedding and back. That way, no one has to worry about navigating an unfamiliar city or choosing designated drivers. A charter bus or shuttle, which holds up to 60 passengers, will usually do the trick (it can take a couple trips). Or go the extra mile and choose something with character that matches your wedding - like a fleet of yellow school buses for a blast from the past or a double-decker bus for a city affair.

5. Make your reservation in person

Have you ever booked a rental car online and been disappointed by the junky lemon you picked up? Don't let this happen on your wedding day. Research companies online and chat with a few over the phone, but make your final booking in person. You'll be able to get a look at the car you'll be riding in (or at least a very similar one). This way you can avoid any unwelcome surprises by making sure the fleet looks in tip-top shape before putting down a deposit.

6. Add 20 to 30 minutes of pad time to every trip

Being late because of traffic can ruin a regular day, and it can really put a damper on your wedding. Pad some extra time onto each trip you'll be making in case of unexpected delays, and keep in mind that getting excited people into multiple cars is no easy task. If you want to be extra cautious, take a test spin of each route at the same time and day of the week of your wedding to use as your guide. Research any irregular happenings about town (think: sporting events or festivals) that might be going on during your wedding day that might cause interruptions and add extra travel time.

7. Plan to pay for wait time

Most rental companies charge by the hour

and require a minimum booking, typically three hours. In most cases, this means that you'll contract them for the full day. Either way, calculate the total hours needed from the ceremony pickup to the end of the reception, to determine whether it's worth it to pay for the wait. (We think it generally is, if only to save you from stressing out about another detail during your busy day).

8. Be a little demanding

Wedding transportation is supposed to be luxurious. Special requests, like the type of champagne you want on hand, a certain type of music player you need (like an iPod connection) or a specific dress code for the driver, can usually be accommodated. Just ask your rental company about adding these extras into your contract before you sign.

9. Get a cute getaway photo (without breaking the rules)

We hate to be the ones to break the news, but many car rental companies don't permit decor on their vehicles (especially the vintage variety). So before you get attached to the idea of a decked-out wedding getaway car for that classic wedding photo, ask about it. The companies that do allow it may require you to take the trimmings off for safety reasons as soon as you drive out of sight. If you want the whole shebang - the cans, the signs and the flowers - you might be better off using your own car for the exit.

10. Make day-of playlists

Don't ride to the wedding in silence and don't let there be a lame song stuck in your head as you roll up to the church either. Make a few mixes of your favorite songs for your trips to the ceremony, reception and home at the end of the night. If you're hiring shuttles for your guests, create playlists for their rides too, to get them in a party state of mind.

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Take a ride on this lifestyle property

Due to ill-health, the owners are selling this unique property at Pratten, which includes a 1.5km motorcross and supercross track.

“They haven’t used the track for a few years so it needs some attention,” agent Helen Harm explained.

“So if you want your own private track within 2.5 hrs of Brisbane - here it is.

“It is 20 minutes out of Warwick near Pratten, off an all-weather road on 47.11ha (116 acres).

“There is an established shed that has been lined and set up to be self sufficient plus a heap of extra facilities and gear.”

What you get at a glance:

- 1.5km motorcross and supercross track including dams and irrigation/ sprinkler.
- Freestyle motocross area.
- Fencing three sides of the boundary and an area around bore pump.
- Solar system 12V 52 watt 560amp hours 1kw inverter.
- Two shipping containers and awning between.
- Shed – with self-contained, kitchen, bathroom, laundry, living (hung ceiling), garage.



- Outside septic design and construction, shower.
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- Bore and pump - flow rate .458 per sec / 1648

- litre per hour.
 - Five dams.
- Contact Helen Harm on 0408 457 496 for inspection.
Go to www.helenharm.com for more photos.



Address: 298 Tralee Road, PRATTEN Price: \$650,000 Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

Centrally located

This 1950s home is a short walk to the schools, shops, business and sport facilities in Warwick.

The house has a Hardiplank exterior sits on a double block frontage with one title.

“Investors it may be possible to build a unit complex, which will be in demand this close to all amenities,” agent Helen Harm said.

“The house currently has a tenant paying \$410 per week with increase due this month.”

The house has four bedrooms with a

large kitchen, separate lounge, an enclosed sunroom and a bathroom with separate toilet

Outside there is a large yard 1166 m2 and two carports.

Location is key and this is close to primary schools and shops.

Contact Helen Harm on 0408 457 496 for inspection. Please allow 48 hours to give tenants notice of inspection.

Go to www.helenharm.com for more photos



Address: 150-152 Grafton Street, WARWICK Description: 4 bedrooms, 1 bath, 2 car Price: \$650,000

Inspection: Please allow 48 hours to give tenants notice of inspection Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

WANT **MORE**
FOR YOUR
HOME?



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

EXPECT **BETTER PRICE** **Up to 16%** higher price for your home¹

EXPECT **MORE BUYERS** **42% MORE** buyers at an open home²

EXPECT **MORE FROM PRINT** **28% MORE** page impressions on the online listing²



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

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

Speak to your agent today about advertising in the **Warwick and Stanthorpe Today Property Guide!**



Potential Subdivide

We are seeking EXPRESSIONS OF INTEREST Off Dragon Street near TAFE College, corner Flitcroft St & Regency Dr is level building block.

- 3 Street frontages.
- Strata title a community estate or subdivide
- Lots of possibilities for an entrepreneur with vision for future development.
- Prestige residential lot - underground power, kerb and channelling, street lights, town water,

\$ 450,000+



Riverview Estate

WARWICK QLD
NEW subdivision off Junabee Road with all amenities overlooking the Condamine River. Country lifestyle only minutes to Warwick CBD.

- Power available
- Bitumen road access
- New Fencing

Lot 7 is 1368 m²

\$ 190,000



Rural Township

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

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

\$ 220,000



Hendon Half Acre

HENDON
1 Acre (2023 m²) in the quiet village of Hendon. Quiet country lifestyle only 40 mins to Toowoomba.

- 2023 m² – ½ Acre
- Sloping from front to back
- Power available
- Boundary fenced
- Zoned as Rural

\$ 50,000



Riverview Estate

NEW subdivision off Junabee Road with all amenities overlooking the Condamine River. Country lifestyle only minutes to Warwick CBD.

- 7 Lots LEFT - from 1157 m² to 1401 m²
- Power available
- Bitumen road access
- Curb and channelling
- Street lighting

Price from \$180,000 to \$220,000

\$ 220,000



Ready to Build

MARYVALE is zoned township. No road work required to build your dream home on this lot! Less in rates - no town water or sewerage. Both neighbours' have their own bores.

- 1012 m² on all weather road
- Views are 360 degrees
- Road is to Council standard to build
- Power is next door in the street

\$ 150,000



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+

For Rent: 4661 3663

3 Brm, bath, kitchen/dining, lounge, outdoor entertain, 2 car, NO PETS **\$ 400 p.w**
 4 Brm, 2 bath, kitchen/dining, lounge, u/c outdoor entertain, 2 car **\$ 500 p.w**
 3 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 1 car..... **\$ 520 p.w.**
 3 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain deck, 2 car **\$ 550 p.w.**
 FURNISHED 4 Brm, 2 bath, kitchen/dining, lounge, outdoor entertain, 2 car **\$ 800 p.w.**

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



Retail Shop

ARATULA
BE YOUR OWN BOSS!!
Sale Contract did not complete due to the buyer's medical episode. Ideally suited to owner operator, possibly with young family. 2-3 people capable to run day to day operations. Fruit Shop has now closed - establish your own choice of business in this prominent highway position. Commercial Lease in place until 2031.

Valid Offers !!



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



155 Palmerin Street

BUSINESS PREMISES

- 3 x 3 yr lease in place with long established business
- Main Street frontage
- Parking at the rear of building
- No asbestos
- Business renting is for sale
- Buy Premises and Business ????

\$ 400,000



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

\$ 1,300,000





Style and space

This four-bedroom house at Killarney features a spacious layout in the modern ranch style brick.

Air-conditioned, the house features the four bedrooms with built ins and two bathrooms.

There are verandahs on four sides, two-bay plus workshop in the detached garage and a chook run on 2,102m².

Wheelchair friendly if needed.

At a glance:

- Air-con and ceiling fans.
- Double door entry has foyer.
- Four bed, built ins.
- Two bathrooms.
- Open plan living/dining.
- Large family lounge living.

- Well-appointed kitchen, mod cons, electric appliances.
- Laundry/utility.
- Higher ceilings.

Outside

- Shed two cars plus workshop.
- Fire pit with seating.
- Chicken coop out the back.
- Herb/kitchen gardens.
- Fruit trees.
- Rainwater and town water.

Fastidious buyers will appreciate the attributes on offer at this property.

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



Address: 26 Anemone Street, KILLARNEY Description: 4 bedrooms, 2 baths, 2+ car Price: \$650,000 Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

ESSENTIAL PLUS HOME LOAN

6.14% p.a.
Variable rate*

6.29% p.a.
Comparison rate**

<70%LVR 

Owner Occupied and Investment 

Principal & Interest or Interest Only 

Minimum Loan \$100,000 



*Credit eligibility criteria, term and conditions, fees and charges apply. The discounted interest rate is 0.25% p.a. below the normal Essential Plus Standard Variable Rate, currently at 6.39% p.a. The discount commences on the 30/11/2023 and expires on the 31/07/2024. Warwick Credit Union Ltd reserves the right to amend or remove the promotion at any time.

**This comparison rate is based on a \$150,000 loan over 25 years with Principal & Interest payments. WARNING: This comparison rate is true only for the example given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

Warwick Credit Union Ltd trading as Warwick Credit Union, Gympie Credit Union & Dalby Credit Union
BSB 817-001 | ABN 98 087 651 116 | AFSL/Australian credit licence 240556



Style & Space

KILLARNEY - Spacious layout to modern, wheelchair friendly, 4 bed, 2 bath, open plan living, verandahs on 4 sides, 2 bay + workshop detached garage, chook run on 2,102m².

- 4 Bed, built ins • Aircon & Ceiling fans
- 2 Bathrooms • Open plan living/dining
- Large family lounge living • Higher ceilings
- Well-appointed kitchen, electric mod cons

OR NEAR OFFER

\$ 650,000



Central Location

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

- Double block frontage on one title – possible to build a unit complex
- 4 bedrooms • Large kitchen
- Separate lounge • Enclosed sunroom
- Bathroom with separate toilet
- Large yard 1166 m² • 2 Carports
- Close to Primary school and shops

\$ 650,000



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
- \$ 199,000 + Stock

\$ 199,000+



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



Development ??

Seller is downsizing!

- 1.48 ha (14840 m²) off Wallace Street
- Second road access thru estate off Law Road
- Power, NBN, town water, storm water, sewerage to boundary
- Power, phone, town water, storm water, sewerage is at the house
- Hospital, schools, shopping centre & amenities within minutes

\$ 700,000



MotoX, SuperX

FOR SALE due to ill-health. Track unused few years - needs some attention. Within 2.5 hrs of Brisbane - 20 mins to Warwick on 47.11ha. Established shed, lined, self sufficient + extras

- 1.5K MotoX & SuperX track, dams, irrigation/sprinkler. • Freestyle motoX area
- Fencing 3 side boundary & bore pump
- Solar system 12V 52W 560amp hrs 1kw inverter • 2 shipping containers, awning

\$ 650,000

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!!



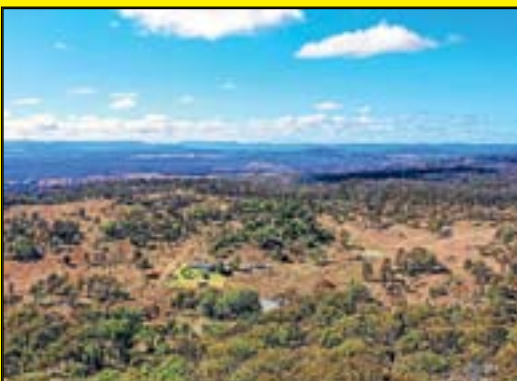
Solar Estate

Warwick Solar Estate is an innovative housing estate that takes living with renewable energy to a new level!

While the effects of every natural disaster cannot be totally provided for, one thing that can help in these situations is being independent of the electricity grid.

Solar panels alone will not meet household requirements if the grid goes down. 5 Lots left!

From \$150K



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 overlooks dam & play area
- 64.77 Ha • 3 bay Shed • 2 Dams
- Solar + Mains Power • Rain Water Tanks

\$ 890,000

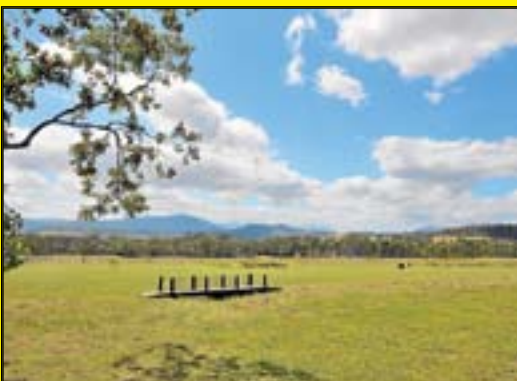


Car Enthusiasts

CLIFTON – 2536 m² (.62 Ha)

- 4 Bay Colorbond shed, insulated, powered, 3m doors, 15 amp power for welding
- 4 Ton Superior car hoist
- 20,000 ltr Water Tank with pump
- Power connected to block & shed
- Established fruit trees
- Fencing in good repair
- 40 Mins south of Toowoomba

\$ 375,000



Panoramic Views

COTTAGE

- 2 Bed • 1 Bath • Air conditioning in living
- Kitchen has gas stove • Covered entertaining
- 10.5 KVA solar system

OUTSIDE

- 2.17 Ha • Bamboo sanctuary • 2 bay Shed
- Extra storage sheds • Rain water tanks
- Bore- windmill & electric pump (potable water)
- Hustler 60" ride-on mower • UHL 4x4 tractor

\$ 995,000

LAND

WARWICK : 3223 m², 3 street frontages, NEW development Expression of Interest

WARWICK : 672 m² to 1114 m², Warwick Solar Estate, NEW development From . \$ 150,000

WARWICK : 1224 m², Riverview Estate, NEW development, LAST lot \$ 220,000

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

HENDON - 2023 m², power 500m approx, rural fence... SOLD \$ 50,000

MARYVALE - 1012 m², power in street, corner block... UNDER CONTRACT \$ 150,000

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

See www.helenharm.com for more listing

www.helenharm.com

0408 457 496

Helen Harm
Licenced Principal

