

SEPTEMBER 2024

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PAGES 4 and 5

Romancing the stones

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Our 2024 calendar was such a huge success,
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All photos must be landscape, a minimum of 2MB high resolution and be
taken within the Southern Downs Region.

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

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



Phillip Bacon. (Supplied)

Gallery opens with a signature event

Art enthusiasts and cultural connoisseurs alike should mark calendars for an evening of unparalleled artistic celebration at the Stanthorpe Regional Art Gallery.

On Friday, 6 September, the gallery will host the highly anticipated opening night and awards ceremony for the 2024 Stanthorpe Art Prize, promising an immersive experience in contemporary artistry and a chance to engage with some of the leading figures in the Australian art world.

The Stanthorpe Art Prize has become a biennial highlight in the arts calendar. This year's exhibition showcases a diverse array of artworks, from evocative paintings that

capture the essence of Australian landscapes to innovative sculptures that push the boundaries of conventional art forms.

Visitors will be invited to explore these dynamic pieces, each telling its own unique story through colour, form, and imagination.

The opening night will feature not only a first look at the finalists' works but attendees will also have the opportunity to hear from judges Jessica Bridgfoot, Director of the Bendigo Art Gallery, and Michael Brennan, Gallery Director at Noosa Regional Gallery.

Adding to the excitement of the evening will be special guest, Philip Bacon AO, a distinguished figure in the Australian

art scene, and leading art dealer and philanthropist. His gallery, Philip Bacon Galleries, is celebrated for its support of emerging Australian artists and its influential role in the art community. Bacon's contributions to the arts have been recognized with numerous accolades, including being named a Member of the Order of Australia in 2021 and receiving the QAGOMA Medal in 2023.

Philip Bacon's legacy extends beyond his commercial success; his extensive philanthropy has significantly impacted Australian arts organizations and galleries. His dedication to supporting artists and fostering the cultural landscape is

emblematic of the spirit of the Stanthorpe Art Prize.

As the 2024 Stanthorpe Art Prize exhibition opens its doors, it invites the community to embark on a captivating journey through artistic expression. Don't miss this opportunity to be a part of a night that celebrates creativity and cultural richness.

The Stanthorpe Art Prize exhibition will be showing at the Stanthorpe Regional Art Gallery from Saturday 7 September to Sunday 10 November 2024.

"Undoubtedly Australia's most respected art dealer," QAGOMA Director Chris Saines.

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Get ready to romance the stones

In 2023 former Opera Singer and Warwick resident, Bronwyn Clark set out to bring two events to Warwick, one was POP Goes Warwick with Jonathon Welch from the Choir of Hard Knocks, and the other was to create a classical music festival.

She called a gathering of passionate musicians in the area to establish Southern Downs Vibrant Arts, a not-for-profit organisation whose aim is to breathe new life into the Arts of Warwick and its surrounds.

Warwick’s inaugural Classical Music Festival, “Romancing the Stones” was born.

“The festival’s name draws inspiration from the musical genre, the picturesque sandstone architecture in our charming town and of course, from the 1984 movie starring Michael Douglas and Kathleen Turner – Romancing the Stone”, said Bronwyn.

Preparations have been in full swing to launch this grassroots Spring festival over the weekend of Friday, 6 September to Sunday, 8 September, 2024.

Bronwyn outlined five musically inspired events for the festival’s first year:

“It kicks off with Friday Night at the Opera, 6pm with Zeffirelli’s acclaimed film, Verdi’s La Traviata - the world’s most performed opera known for romance and heartbreak.

“Typical opera.”

Warwick Twin Cinema’s, Michel Kairouz has got on board and is opening his theatre for one screening only. It will be exciting to see this opera on the silver screen,” pointing out that the opera is subtitled in English.

Saturday morning the romance continues with Sonnets of Love at Warwick’s Uniting Church from 10:30am to 11:30am, featuring performances by local harpist of Woodford acclaim, Lissa Kathe and UK trained Soprano Esther Hohenheim, who is Head the Maths at Assumption College.

Queensland Conservatorium graduate Arlene Bird will accompany, and Sonnet readings of Shakespeare, Keats, Yeats, and others will be recited by much-loved and



The East Street Singers are set to perform during the new grassroots festival.

highly respected former Drama Teacher from the School of Total Education, Neil Rasmussen along with Celie de Winter with other community members.

“There is just so much hidden talent in our region that deserves to be promoted and enjoyed,” Bronwyn said.

“Shining the light on those who live in the region was one of the reasons behind the establishment of a sustainable grassroots festival.”

Saturday afternoon the spotlight will move to YOUNG VOICES (for singers and instrumentalists). Gabi Laws will lead a program starting at 2pm at St Mark’s Anglican Church and will showcase classical and more contemporary pieces performed by children and youth affiliated with schools and private teachers in the district.

Saturday evening promises great food and fun at the Cherry Tree Cafe for Spix and Spex; with Michael Funder, offering a romp through the musical ages. Get your team

together and book a table quickly to avoid disappointment.

The grand finale FABULOUS CLASSICS starts at 2pm on Sunday, 8 September at St. Mary’s Catholic Church and will feature Jill Hulme’s East Street Singers and the newly formed Southern Downs Orchestra under the direction of Michael Spiller.

“Jill Hulme will also be singing some solos for us. What a voice! This concert will indeed lift the rafters,” Bronwyn said.

Featuring classics by Vivaldi, Handel, Schubert, Bizet, Faure Lloyd Webber and more, the concert will resonate with all ages. A delicious afternoon tea will follow for concert goers at Assisi Hall.

Vibrant Arts extends its heartfelt appreciation to Father Franco, Reverend Lizzie, and Reverend Ansi for graciously opening their churches for this festive weekend.

Tickets for each event will be available at the door. Sunday’s Fabulous Classics

concert tickets can also be purchased via Trybooking.com

“Don’t miss what promises to be the first of many festivals celebrating local talent, architecture and sublime music. Spread the word,” she said.

Ticket information:

- Friday night at the Opera: Adult: \$20 / Concession & U18: \$15 (from Warwick Twin Cinema)
- Sonnets of Love: Adult: \$15 / Concession and U18: \$10 (at door)
- Young Voices: Gold Coin Donation (at door)
- Spix and Spex at the Cherry Tree: Bookings essential: Cherry Tree Contact: 4667 1746
- Fabulous Classics: Adult: \$25 / Concession: \$20 / U18: \$15 (trybooking.com or at door).

Opera at the cinema

The Warwick Twin Cinema will resound with the sound of opera on Friday, 6th September. For one night only, La Traviata by the Italian composer, Giuseppe Verdi, will be screened as the Opening of Romancing the Stones Classical Musical Festival.

“If there is one opera you see in a life time, this is it!, event organiser,, Bronwyn Clark of Vibrant Arts said.

“We wanted to start the Festival with something visually spectacular and one that has all the highs and lows of an opera plot and this is it!”.

Based on Alexandre Dumas’s novel, ‘La Dame aux Camelias’, Verdi’s music brings the story of a fallen woman to life.

This is the perfect Opera movie by Italian director Franco Zeffirelli for the festival. It brims with romance, passion and despair.

From The stone architecture of Paris to the romantic countryside outside the city this opera is a visual feast. The brilliant vocal displays of Spains, Placido Domingo and Canadian/Greek soprano, Teresa Stratas make the roles of Alfredo and Violetta two of the most coveted roles in the opera repertoire. These two ‘Greats’ aren’t just singers however, they are superb actors and with a winning ensemble of ‘creatives’ the film was awarded BAFTA’s Best Production and Best Costume Design in 1984.

Verdi’s magnificent score depicts the roller coaster of emotions that the characters experience throughout the tragic tale of a courtesan who tries to leave her chequered lifestyle to find love with a poet in the Parisian countryside. One can see where Baz Luhrmann’s Moulin Rouge got

it’s inspiration.

The production is immensely colourful featuring lavish party scenes, thrilling ballet, scenes of tender affection and pathos. Bring your tissues! It’s for one screening only and tickets can be bought before the festival date on-line through Warwick Twin Cinema or from their box office before or on the night. Don’t miss out!

Even the local Cinema has got on board. (Supplied)



Something special, with love

.....

When a team comprising a harpist, mathematics, speech and drama teachers, a community advocate, a Camp Draft Champion, and a social worker collaborates, they form a formidable ensemble for a special event, “Sonnets of Love,” at Warwick’s premier grassroots, Classical Music Festival, “Romancing the Stones”.

At the festival, distinguished presenters Neil Rasmussen, Celia de Winter, Mary-Jane Cook, David Leech, and Maria Brimblecombe will enchant the audience with heart-warming sonnets and poems by iconic writers like Shakespeare, Yeats, Keats, the Rossettis, and more on Saturday, 7 September, at the Warwick Uniting Church.

Accompanied by Arlene Bird, Esther Hohenheim will perform English folk songs including, “Barbara Allen” and “Now In the Month of Maying,” while the harpist Lissa-Kathe will enchant the audience with her melodic tunes, creating a delightful atmosphere for the one hour concert—a perfect way to spend a Saturday morning for both locals and visitors.

Join them on Saturday morning, 7 September at 10:30am at Warwick’s Uniting Church on Guy St, where these



Time for something a little different - with some beautiful Sonnets.

dedicated and community-oriented friends will present beautiful verse and enchanting melodies, including a special	rendition of “Pachelbel’s Canon.” Transport yourself back in time for an hour and bask in the grace and charm of	“Sonnets of Love,” a standout feature of the Romancing The Stones Classical Music Festival.
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The quaint Anglican Church of St Augustine of Canterbury.



Discover a town of living history on the Leyburn Heritage Trail. Police Magistrate's Residence. (Supplied)



The old Commonwealth Bank.

Discover Leyburn Heritage Trail

Known as the town of living history, Leyburn provides a unique opportunity to step back in time and explore the well-preserved buildings and landmarks on the town's remarkable heritage trail.

Memorable moments in the historical development of Leyburn have been frozen in time by a series of commemorative plaques that are the backbone of the Leyburn Heritage Trail on Council's free official Southern Downs and Granite Belt Visitor App.

Advocate for the region's smaller townships and strong supporter of local tourism, Councillor Sheryl Windle, encourages visitors to experience Leyburn's unique appeal through the app.

"Steeped in history and rich with stories dating back to the mid to late 1800s, Leyburn offers a unique glimpse into the past, and its unique charm makes it a must-visit destination," Councillor Windle said.

"The Leyburn Heritage Trail is a fantastic way to explore the town and appreciate the stories and heritage that make it so special.

"The Southern Downs & Granite Belt Visitor App provides an interactive and engaging way to learn about Leyburn's fascinating history, and through the app, visitors have detailed information and historical facts all at their fingertips.

"Whether you're a history buff or simply looking to explore a new destination,



First Bootmaker, Butcher and Post Office.

Leyburn's living history is sure to captivate and inspire you. Download the app today and start your journey through the past."

The app can be used 100 per cent offline and features up-to-date information on attractions, accommodation, events, restaurants, tourist drives, walking trails and more.

To discover everything the Leyburn Heritage Trail has to offer, download the app at southerndownsandgranitebelt.com.au.



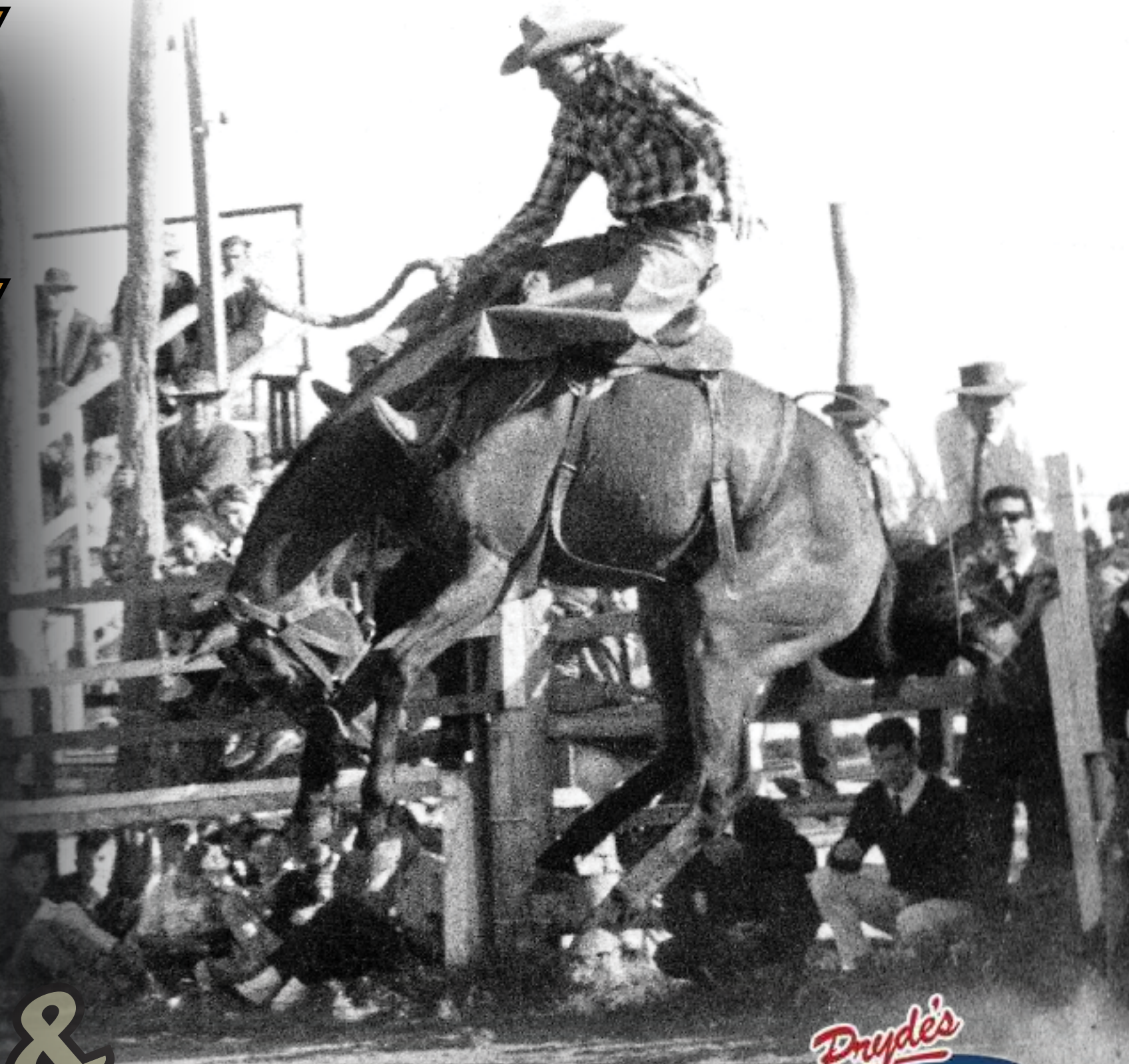
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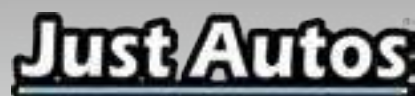
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Freestone artist Debbie Dieckmann. (Supplied)

Time to pARTicipate

.....

BY KARINA DEVINE

Southern Downs artists of all ages will be the stars when Warwick Art Gallery presents the pARTicipate exhibition opening on 17 October, continuing until the 23 November.

This exhibition celebrates Southern Downs creativity from emerging youth art to professional practising artists.

Seven media categories have been included in the competition reflecting the creative activities predominant in our region currently. These include painting, printmaking, mixed media, drawing, textiles, sculpture and ceramics.

Several new initiatives have been introduced for the biennial local artist feature. In memory of the Gallery's long term committee member and Chairman, Jason Gard, who passed away early in 2023, an Emerging Artist prize has been included. Artists who may live outside the Southern Downs region but within 75 km from Warwick will also be eligible to enter. This will include, for example, artists from the Nobby and Clifton areas who regularly engage with Warwick Art Gallery programs and exhibitions.

Exhibiting art in a regional public gallery like Warwick Art Gallery provides artists with exposure to a wider audience, including collectors and art enthusiasts. It offers a professional setting that enhances the visibility and credibility of their work, fosters networking opportunities, and can lead to sales, commissions, and career growth.



Warwick artist Juanita Faint. (Supplied)

All Southern Downs artists are urged to take part in this wonderful exhibition opportunity. Phone, visit or email with any questions and advice, especially about the requirements for presentation and framing.

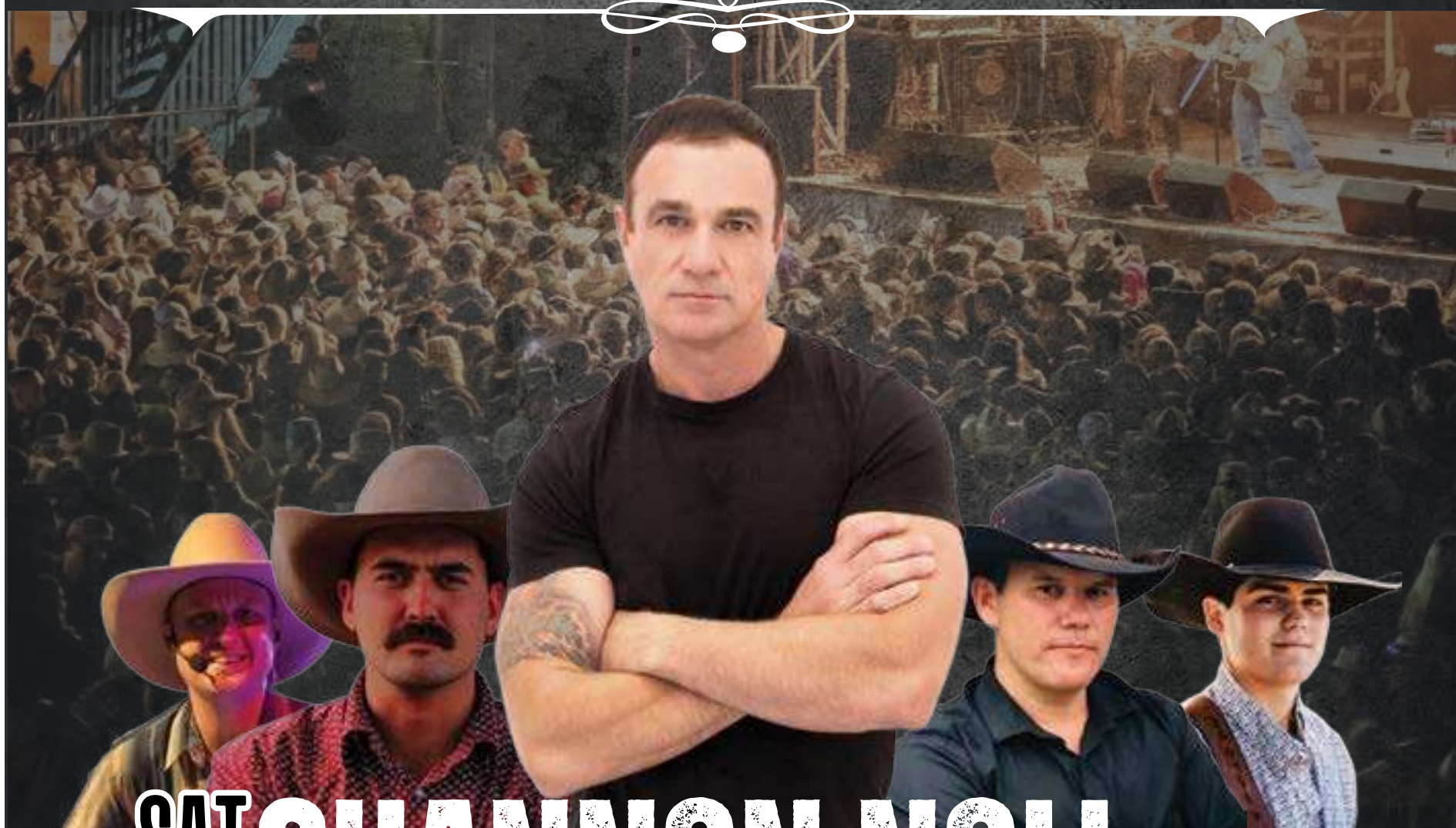
The Gallery is mindful of how intimidating competitions can be for

emerging artists and is committed to making it a positive experience for all entrants. As long as entries comply with the competition guidelines, they will be displayed.

Enter online at www.warwickartgallery.com.au or get an entry form from Warwick Art Gallery

- Key Dates**
- Entries close: Friday 27 September 2024
 - Delivery of work: by Friday 4 October at 4pm
 - Opening and Awards night: Friday 18 October at 6pm

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26 OCT

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Charlie
FITTLER

FRI
25 OCT

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WEDDINGS



202010219807_1-JW44-20

Plan, plan, plan then ... enjoy!

The love of your life is just a breathless moment away ... that's all you need to focus on on your special day.

But before the big day there's still plenty to be done. Here's our list of tips for dealing with the stresses.

- Everyone is an expert, and they will give lots of well-meaning advice. Accept it with a smile, take what you will, and do your homework. That will ensure the perfect day.
- Start at least 18 months ahead of your preferred date and visit three or four wedding expos. With everything from the invitations to honeymoon ideas under one roof, you have the experience and diversity of a wide range of wedding professionals at your fingertips.
- Start with a realistic budget and be prepared to compromise rather than stress about future finances.
- Don't rule out a mid-week wedding. Prices from everything from the venue, catering, marquee hire, hair and beauty, wedding cars, flowers and guest accommodation are all at a premium on the weekend, and there can be real savings mid-week (more to spend on a fabulous honeymoon).
- With most people owning a digital camera, not to mention mobile phone cameras, a bride and groom can find themselves feeling like movie stars surrounded by paparazzi, when they really should have eyes only for their photographer. Smile for everyone, but keep your eyes on your main photographer.
- Always make time to meet well ahead of the day with your photographer for a chat to make sure you are compatible. If you are camera-shy, ask for a pre-wedding shoot, or engagement shoot to put everyone at



ease.

- If your life is already busy, take the stress out of the process by engaging a wedding planner who you can rely on to make it all happen just as you dreamed it would.
- If a wedding planner is out of your budget, call on a friend, could be one of your bridesmaids, who is well organised, unflappable and reliable, to deal with any of the little, or big, things that can take your focus of having a great day.
- Have a realistic timeframe for getting your

make-up and hair done, getting the dress just right, and having a few pre-ceremony photos done. Time will fly, so keep it real and arrive at the ceremony just late enough to keep up tradition!

- Pack a pair of flattish shoes for the photos if you'll be walking on lawn or you have to walk any distance.
- Get enough sleep the night before, keep it fun with your bridesmaids as you get ready, have a good supply of nibbles and easy finger food and water to keep your

energy up - avoid any foods that could stain.

- Plan to take a weekend or two free of any wedding chores to be the person you were before you started planning.
- Love being together on the day. Chat together as a couple, and chat with your guests as a couple. And remember, it's not all about the photos - live the experience.

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REAL ESTATE FOCUS

Large corner block

.....

This four bedroom home was built in 1910 on a 1227 m² corner allotment in Allora.

It features a great country kitchen and has an adjoining dining room opening to the north facing deck.

There is a larger lounge-living room off the hallway to the bedrooms and through to the front enclosed verandah which is used as a rumpus/office.

This home has been well maintained and is in good condition and has solar panels on the roof, rain water tanks and town water.

At a glance:

- Air-conditioning in living + one bedroom
- Ceiling fans in all bedrooms
- Four bedroom, one built-in
- Bathroom has bath and vanity
- Separate shower and laundry
- Separate toilet
- Solar panels
- Double lock up garage
- Single carport
- Five Rainwater tanks
- Town water
- Corner block 1227 m²

For the would-be investors this property was tenanted at \$450 per week until end of July 2024

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



Address: 50 Drayton Street, ALLORA Description: 4 bedrooms, 1 bath, 1 car Price: \$400,000 Offers Over Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM



Retiree’s dream

Situated in the rural community of Junabbee, 12km east of Warwick, the property features vistas of mountain and valley views.

The property features an air-conditioned three bedroom brick home on a 1133 m² which is agent Helen Harm says is zoned as rural.

“This affords a lower cost for rating purposes,” she said.

“It is self sufficient with tank water, solar power (feeding into the grid) with a rebate

from the 6.6 KVA, gas stove etc.

“Well-presented and low maintenance. Will suit retirees, young family or someone with a couple of dogs.

The house, on a bitumen road, is brick with three bedrooms which all have built ins.

There is storage throughout, a tiled open-plan area with a modern kitchen/dining area and the lounge/living room features a wood fire and split system reverse cycle air-conditioning.

There is a family bathroom with a bath and separate shower, the toilet is separate and next door to the bathroom.

The laundry/utility accesses a fenced 1133 m² yard while the double colorbond garage has power and shelving. There are two large rainwater tanks, garden shed and 6.6KVA solar on the roof.

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



Address: 522 Roona Road, JUNABEE Description: 3 bedrooms, 1 bath Price: \$450,000 Offers Over Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

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- 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



Retail Shop Lease

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Valid Offers !!



Riverview Estate

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

- LAST lot in the estate
- Lot 12 1224 m² with shed 7m x 14m
- Power available
- Bitumen road access
- Curb and channeling
- Street lighting

\$ 250,000



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

For Rent: 4661 3663

UNIT 2 Brm, bath, kitchen/dining/lounge, outdoor entertain, car, NO PETS **\$ 400 p.w**
4 Brm, 2 bath, kitchen/dining, lounge, u/c outdoor entertain, 2 car **\$ 500 p.w**
UNIT 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.**

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GREYWARE - 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+

- BUSINESS OWNERS -

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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



2 Street Frontages

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

- Corner of Murphy Street & Ogilvie Road. Both are bitumen roads with 300m or more frontage.
- Power, water sewerage nearby.
- Zoning is Specialised Centre
- 2.6 Ha off Cunningham Highway.

\$ 2,210,000



40 Wood Street

- Business Office with reception & rest room, concrete storage yard.
- Zoning is "Mixed Use" which permits - Residential, Low Impact Industry, Commercial Office, Childcare
- Home - 4 Bed, 1 Bath, carport
- General Development Requirements please contact our office
- Land Size is 1897 m²

\$ 1,300,000



Multi-million-dollar views

.....

This property is right on the Queensland NSW border, only 20 minutes from Warwick, with sensational views back over the range and what agent Helen Harm believes is the “wow” factor. She said the current owners bought the property as a multi-generational family getaway and are not using it enough now. So they have decided to sell. “This could be a company training centre, vocational retreat, glamping destination, paintball park, the opportunities are endless for innovative entrepreneurs,” Helen said. “Border Fence Bar” will be a welcome for the intrepid travellers. “Set on 64.77 Ha, the home has accommodated 20+ in the past and is fully

furnished as part of the sale of the property. “There are three designated bedrooms, two bathrooms, kitchen dining combo plus a huge lounge entertaining. “Outside there is a big three-bay garage and storage along with three large water tanks, and two dams. “The kitchen-dining area has a woodfire while the lounge entertaining area has reverse cycle air-conditioning. “Ride-on lawnmower goes in the sale too. “Seeing is believing.” Book an inspection today with Helen Harm on 0408 457 496 **At a glance:** ■ 64.77 Ha

- Mains power
 - Solar System
 - Three bedrooms
 - Two bathrooms
 - Kitchen and dining with woodfire
 - Lounge entertaining has reverse cycle air-conditioning
 - Border Fence Bar, setup for entertaining
 - Deck overlooks the play area and dam
 - Three bay shed
 - Rainwater tanks
 - Two dams
- Contact Helen Harm on 0408 457 496 to arrange inspection. Go to www.helenharm.com for more photos



Address: 188 Border Fence Road, Elbow Valley Description: 3 bedrooms, 2 baths, 3+ car Price: \$900,000 Inspection: By appointment
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

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**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.

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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+



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



Quiet Area

- Designed for family living, modern 4 bed, 2 bath, open plan living, north facing entertaining, 4 car on 780m².
- Aircon & Ceiling fans • N facing entertaining
 - 4 Bed, built ins • 2 Bathrooms
 - Open plan living/dining • Large lounge media
 - Well-appointed kitchen, electric mod cons
 - Laundry/utility • Rain water + town water
 - 2 Car remote garage • Shed 2 cars

\$ 650,000



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



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



Retirees Dream

- JUNABEE - 12K East of Warwick in rural area
- 3 Bed brick, built ins • Aircon in master
 - Tiled open plan • Modern kitchen, dining
 - Lounge living has wood fire + split r/c aircon
 - Family bathroom has bath, separate shower,
 - Separate toilet • Laundry utility
 - Fenced 1133 m² yard on bitumen road
 - Double colorbond garage- power & shelving
 - 2 Lge rainwater tanks, g/shed, 6.6 KVA Solar

\$ 450,000+



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+



Large Corner Block

- ALLORA - Built in 1910, well maintained
- Air-con living + 1 bedroom
 - 4 Bedroom, 1 built-in, ceiling fans in all
 - Country kitchen has adjoining dining
 - N facing deck • Front enclosed verandah
 - Larger lounge off hallway to bedrooms
 - Bath & vanity • Shower & laundry
 - Solar panels • Corner block 1227 m²
 - Double lock up garage • Single carport

\$ 400,000+



Your Private Castle

- Old Butter Factory full of history, now needs new owners.
- 3,194 m² with leasehold title (application can be made to freehold).
 - Easy access to rail line may suit astute investor with Inland Rail Project
 - Current owner is disposing Inglewood asset due to family commitments and is ready to talk.
 - Suit warehouse, tourism, museum or???

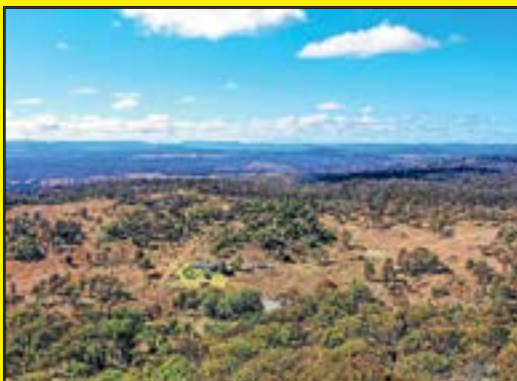
\$ 159,000



MotoX, SuperX

- FOR SALE due to ill-health. Track unused few years - needs some attention. Within 2.5 hrs of Brisbane - 20 mins to Warwick on 47.11ha. Established shed, lined, self sufficient + extras
- 1.5K MotoX & SuperX track, dams, irrigation/sprinkler.
 - Freestyle motoX area
 - Fencing 3 side boundary & bore pump
 - Solar system 12V 52W 560amp hrs 1kw inverter
 - 2 shipping containers, awning

\$ 650,000



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

\$ 900K ONO

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... SOLD \$ 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

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Helen Harm
Licenced Principal

