

OCTOBER 2024

SOUTHERN LIVING & *Real Estate*



**CELEBRATING 95 YEARS AND COUNTING
IT'S RODEO AND GOLD CUP CAMPDRAFT TIME IN WARWICK**

PAGES 6-8

Rodeos, roses and races

WarwickToday
StanthorpeToday



WE ARE ON THE HUNT

For 13 stunning
photographs to
adorn the Warwick/
Stanthorpe Today
2025 Calendar



Our 2024 calendar was such a huge success,
we are booking it in for 2025.

Have you taken a photo that epitomises the Southern Downs?

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

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

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

Boots and Blooms - time to parade

Time to saddle up because the countdown is on for an event that's as iconic as the Warwick Rodeo and Gold Cup Campdraft itself.

The John Dee Warwick Rodeo Street Parade is just around the corner, and this year's theme, Boots and Blooms, is set to be a rip-roarin' celebration of Warwick's rich rodeo heritage and famous rose gardens.

Palmerin Street will again come alive with the energy of thousands of spectators, and Southern Downs Regional Council is now calling for community groups, sporting clubs, schools and business to register a float in the family-friendly event.

Southern Downs Councillor Morwenna Harslett said the popular street parade is a highlight on the local calendar, capturing the essence of what makes Warwick special, and she encourages the community to get involved in this legendary event.

"Warwick is known for its rodeo and roses, so what better way to celebrate our community's spirit than with a theme that combines these two iconic symbols?" Councillor Harslett said.

"We can't wait to see how participants bring Boots and Blooms to life with imaginative, colourful and show-stopping floats.

It's going to be a spectacular display of

creativity and community pride.

"From elaborately decorated trucks to creatively themed cars, utes and bikes, there's plenty of room for imagination. So, team up with friends, family, or colleagues and bring your best ideas to life," she said.

"Whether you're tipping your hat to Warwick's cowboy culture or celebrating the city's floral heritage, there's no limit to how you can interpret this year's theme.

"With a little creativity and community spirit, you could create a float that not only dazzles the crowd but also takes home one of the big cash prizes."

There's \$2,000 in prize money up for grabs, with \$500 awarded to winners in each of the following categories: Best in Theme – Boots and Blooms, Best School Exhibit, Best Business or Commercial Exhibit, Best Club, Sport or Other Organisation Exhibit.

Don't miss the chance to be part of this legendary parade, register a float for just \$10 before Friday, 18 October 2024.

For more information, visit sdrc.qld.gov.au or contact Council's Economic Development team on 1300 697 372.

Event details

- John Dee Warwick Rodeo Street Parade
- 9.30am to 10.30am
- Saturday 26 October 2024



Start planning a float and display now.



The popular street parade is a highlight on the local calendar. (Submitted)



The John Dee Warwick Rodeo Street Parade. (Submitted)



This year's theme is Boots and Blooms.

STANTHORPE SEPTIC SERVICE

NO JOB TOO BIG OR SMALL!!

AVAILABLE 7 DAYS A WEEK

WARWICK - STANTHORPE - TENTERFIELD



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**WE'VE BEEN
SERVICING THE
REGION FOR OVER
30 YEARS**



Don't miss this year's cup

BY KRISTEN DOYLE CHIEF OPERATING OFFICER

Join us at the Warwick Turf Club as we host the 164th Warwick Credit Union Warwick Cup on Saturday 12 October 2024.

Our biggest supporters, the Warwick Credit Union, have been our ongoing sponsors for 39 years running.

The Cup is in its 164th year and last year saw Tears Of Love, trained by Matt Kropp and ridden by Olivia Webb, in first place. Matt Kropp has won five Warwick Credit Union Warwick Cup's over the past eight years. My records from 1990 indicate Matt is the leading Trainer of overall Cup winners.

We are very excited to introduce the public to the newly renovated Kidszone Australia Trackside Pavilion (KATP).

The KATP is now fully enclosed with floor to ceiling windows and glass doors, polished concrete flooring, commercial ceiling fans and accessibility. Patrons enjoying the atmosphere in the KATP at the Warwick Credit Union Warwick Cup will also have access to the beautiful festoon lit terrace and new furniture purchased by the Club.

Don't forget the night before is the Warwick Sandstone Calcutta. To pre purchase your Calcutta tickets contact Kristen on 0414 899 854.



All the action of the 2023 Cup. (Supplied).

Cup day is a real treat with seven live races, the fully decorated Kidszone Australia Trackside Pavilion, Rose City Shoppingworld/Priceline Pharmacy Fashions on the Field, and music from the Flanders Band, who will start playing after the last race.

Our new volunteer Management Committee - President Eric Standing President, Vice President Peter Doyle,

Treasurer Mick Grew, along with committee members Chantal Jones, David Hynes, Jim Costello, Jeff Kruger, John Gillott, and Natalie Nolan will be on track to welcome you to our treasured Allman Park Racecourse.

And don't forget that the track can be a child friendly venue, we had children at the track on Sunday 22 September enjoying face painting, jumping castle, animal farm,

horses racing and boys and girls' fashions on the field - all free!

The venue is also a great place to host an event, with our facilities on offer seven days a week.

To pre purchase your Cup tickets visit - www.warwickturfclub.org.au/upcoming-events/warwick-credit-union-warwick-cup/



Warwick Credit Union
Warwick Cup
October 12th, 2024

Join in the festivities as Warwick Turf Club host the 163rd Warwick Credit Union Warwick Cup!

>> Gates open 11am

>> 7 race card

>> Rose City Shoppingworld Fashions on the Field - Best Dressed Lady, Man, Couple & Millinery

>> Live Entertainment by Flanders Band into the evening.

>> General Admission tickets are available at \$22ea, access to Rose City Shoppingworld Fashions on the Field, Top Paddock Catering, bookies, bars and you'll be closest to the finish line!

The Kidszone Australia Trackside Pavilion has limited tickets available at \$110ea, which has the following inclusions;

Tables seat up to 10

>> Express racecourse admission & entry to the Kidszone Australia Trackside Pavilion

>> Reserved seating

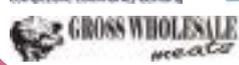
>> Main & Grazing Platters (Sweet & Savoury) by Top Paddock Catering

>> Private bar, Cocktail bar & betting facility

>> Access to digital screening of Sky Racing throughout the day

>> Racebook

Please note: you can also purchase individual tickets @ \$110pp, which means you will be sharing food with other patrons who fill the table of 10.



Party time for Melbourne Cup

BY PERDITTA O'CONNOR

The Melbourne Cup, the race that stops the nation, is only weeks away which means it is time to turn your attention to where and how you are going to celebrate the day.

The Rotary Club of the Granite Belt and Tracy and Bert Steginga have combined to offer the public a unique opportunity to celebrate Melbourne Cup Day. They are hosting a Melbourne Cup Garden Party in the gardens of Stanthorpe Serendipity, the Steginga's residence at 93 College Road, Stanthorpe.

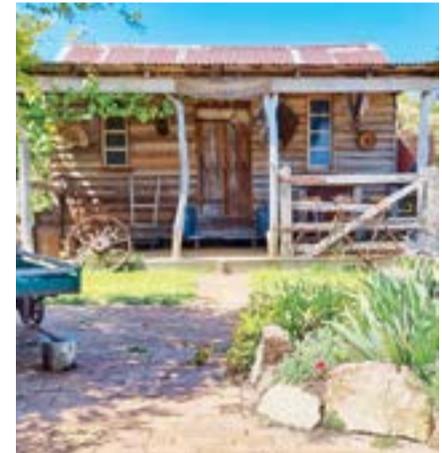
Barriers will fly open at 11am and patrons will be welcomed with a complementary glass of champagne and a Mystery Trifecta pick in the great race.

There will be ample time to explore the sprawling gardens which Tracy says should be in peak bloom by the first Tuesday in November. "We opened the garden earlier in the year during the Apple & Grape Festival and welcomed almost 600 visitors. "We thoroughly enjoyed the experience and thought a Melbourne Cup Garden Party would be an ideal opportunity to showcase our spring/summer garden; help the Rotary Club of The Granite Belt raise funds for a great cause and have a fun afternoon."

President of the Rotary Club of the Granite Belt, Greg Paxton said the Garden



The gardens at Stanthorpe Serendipity are just beginning to come into their own and should be a mass of vibrant colour for the Melbourne Cup Garden Party. (Supplied)



The "Old Shed" just one of the quirky features to be explored in the garden at Stanthorpe Serendipity.

Party is shaping up to be a wonderful event. "There will be lots happening throughout the afternoon. "Guests will be treated to a beautiful three course meal in a spectacular setting, and we will have plenty of bubbles on ice and the bar stocked with other beverages."

"There will be big screens with rolling coverage of all races including the Cup. "For those who might be looking for something a little different there will be hobby horse races, sweeps, raffles and I believe even a

trivia quiz on the Cup."

The major beneficiary of the funds raised will be the local organisation, Granite Belt Support Services. The Club is currently working on a project with GBSS to update and improve some areas of Arden Place one of the services two respite residential homes.

With prizes for Fashions on the Field for women and men all there is left to do is find the perfect outfit, book your ticket (\$60pp), arrange a group or come along solo and begin studying the form guide. It is going to

be a winning afternoon.

Tickets are currently available on line through Try Booking. Simply logon to www.trybooking.com/CVAUY.

Alternatively bookings can be made my direct deposit to the Bendigo Bank a/c of the RCOTGB. BSB 63000; A/c no 180631202 with your name or group as a reference.

For further inquiries please contact Perditta O'Connor ph: 0427 670 150 or email secretaryrcotgb@gmail.com

2024 Melbourne Cup Garden Party

Tuesday, November 5th
11.00am-4.30pm

Where: "Stanthorpe Serendipity"
93 College Road. Stanthorpe Cost: \$60 per person
Inclusions: Champagne on arrival
Three Course Luncheon
Complimentary Mystery Cup Trifecta

Watch the Cup
on the Big Screen
Cash Bar Operating
Sweeps
Raffles
Hobby Horse Races
Melbourne Cup Trivia



Fashions on the Field
Prizes for:
Best Dressed Lady,
Gentleman
&
Couple
Best Hat
Lucky Door Prize

DIRECT DEPOSIT
BSB: 633000 (RCOTGB)
A/C 180631202 REF Name / Group

Bookings Open Now
Close Nov 2nd

ON LINE
TRYBOOKING
www.trybooking.com/CVAUY



Get ready for lots of great night-time entertainment led, this year, by Shannon Noll.

Tickets available for beloved event

.....

Tickets are now available for the 2024 Ariat Warwick Rodeo and Pryde's Easifeed Warwick Gold Cup Campdraft.

Celebrating 95 years and counting in 2024, this year's annual event, is looking to build on last year's 30,000-strong crowd with a bumper offering that will deliver something affordable and fun for everyone!

The week-long program of campdrafting, rodeo, live country music, networking events, free classes and on-site entertainment, plus some yet-to-be announced surprise guests, is shaping-up to be one to remember.

"The Warwick Show and Rodeo Society Management Committee have listened to feedback, and they have made improvements that will enhance both the ticket-holder and competitor experience," Warwick Show and Rodeo Society Secretary Terri Gilbert said.

"The Ariat Warwick Rodeo and Pryde's Easifeed Warwick Gold Cup is one of Queensland's most loved events, attended by people from right across Australia and internationally, and you don't have to be a rodeo or campdraft enthusiast to enjoy it.

"We know people need value for money, they want quality facilities and infrastructure, alongside a program that has something to keep everyone entertained – and we've worked to address that."

Program highlights include:

- The weekend's night-time country music artists include Shannon Noll, Charlie Fittler, Wade Forster and Luke Geiger – all included in the daily ticket price.
- Additional weekend features include line dancing classes – these are included in the ticket price.
- Surprise guests for the littles and families (hint: they are brave and they have paws).
- The Ariat Warwick Rodeo and Pryde's Easifeed Warwick Gold Cup will be held from 21-27 October at the Warwick Showgrounds, in Warwick, QLD – tickets can be purchased online > www.warwickshowandrodeo.com.au



It's almost rodeo time.



Get ready for thrilling rodeo action. (Supplied)



There will be plenty to see in the arena this year.



WARWICK & RODEO SHOW SOCIETY
Australia's Most Famous!

Queensland

WARWICK
&
RODEO



PRYDE'S EASIFEED
WARWICK GOLD CUP CAMPDRAFT

21ST TO 27TH OCTOBER 2024



WWW.WARWICKSHOWANDRODEO.COM.AU





There will be more stands for this year's events.

More seating, free kids entertainment

.....

The Warwick Show and Rodeo Society has listen to the community and Warwick, they have heard you.

This year they have included three large grandstands for extra free seating. Spectators can also acquire a seat in the Portley Stand for only \$25 a day so they can come and go as they please with their seat secured.

The committee have provided more free entertainment for the children with a three-

hour Paw Patrol concert on Championship Sunday.

They have kept their ticket prices the same for 2024 which includes entry and free nighttime entertainment, Line dancing lessons, and Line dancing Happy hour.

This year that entertainment will feature Shannon Noll, Charlie Fittler, Wade Forrester, Luke Geiger and Garth Brooks Tribute Band.

The members now have their own covered grandstand and free entry to NYE Rodeo including free entertainment, firework spectacular and rides included in their membership for two adults and three children between 13 and 18 years. Under 12 are free.

The committee have worked hard on improving the infrastructure with a huge upgrade to the arena, new crossing to

improve the drainage, new state of the art chutes, brand new Stables, VIP deck for sponsors, special guests and VIP experience attendees.

They have had work done in the Criterion Hotel entertainment centre to provide more room for the stage and patrons to enjoy the entertainment.

Campdraft action to be a highlight

.....

Known by many as the “Melbourne Cup” of campdrafting, the Warwick Gold Cup attracts more riders and offers more prize money than any other campdraft in Australia.

There is \$370,000 cash in Prizemoney, along with Trophies, Trophy Saddles and various other prizes to be won. It is, and has been for many years, regarded as the Australian Championship Campdraft.

Campdrafting at its very essence is a display of great horsemanship. It is a unique Australian Sport. It requires a rider to focus on and simultaneously navigate two animals with precision and fast judgement.

The competition begins with a drawn order of riders in the draft. A small herd of cattle, most commonly referred to as a “camp” are penned into a small yard.

The rider has to show their ability to cut a beast from the camp on horseback and

show their control with at least two or three turns of the beast whilst blocking it from its herd.

The rider then calls for the gate to be opened and begins the set course.

The course consists of a first peg, a second peg and finally two pegs known as “the gate”.

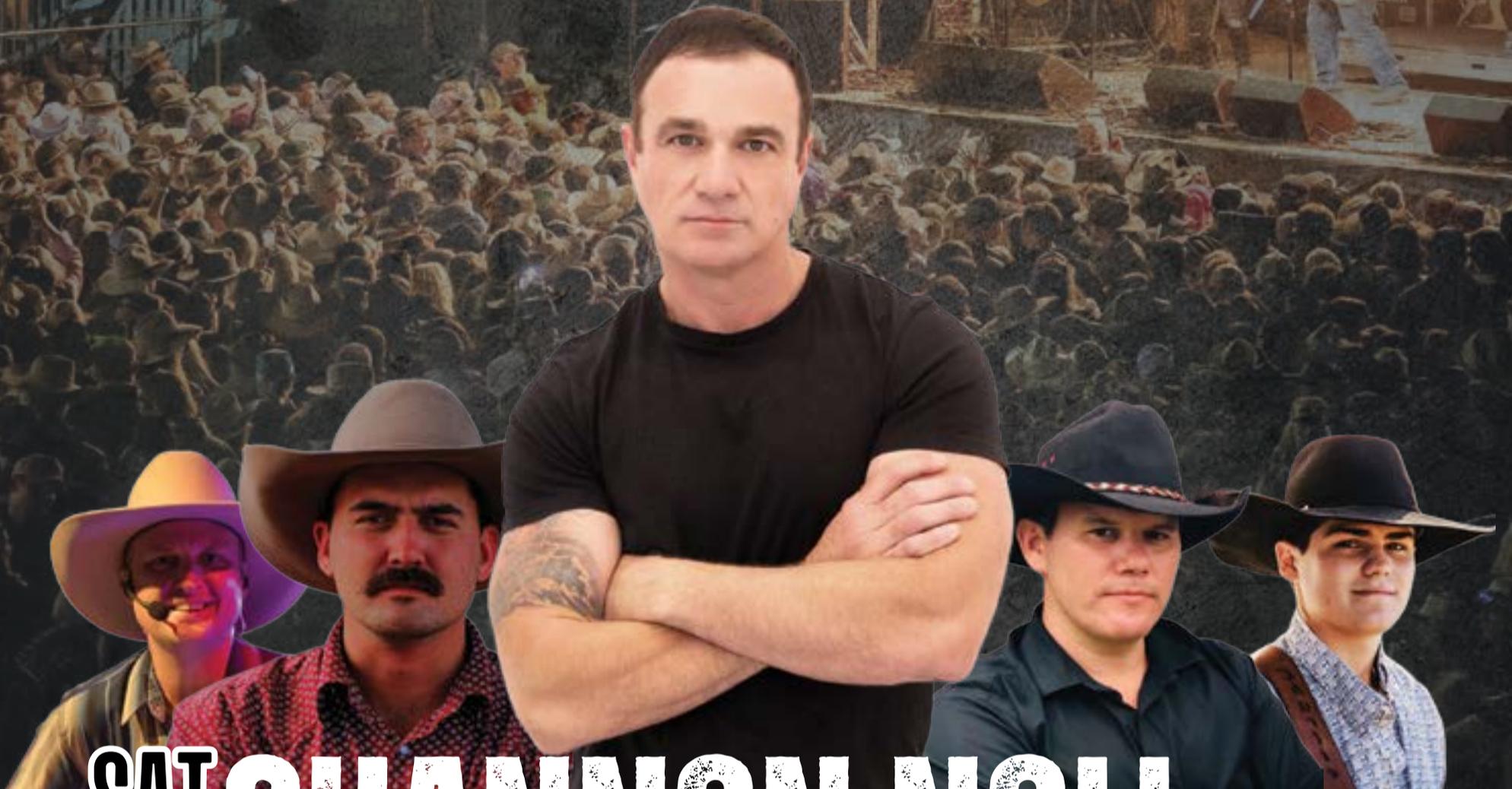
The rider drafts the beast in a figure of eight around the first two pegs before finally coming through the gate.

If the stockwhip cracks, the round is over either because the rider and horse have let the beast get away or the allowed time has been reached.

Up to a total of 100 points are scored by horse and rider: Cut out is worth a total of 26 points; horse work up to a further 70 points; and four points for the course (two points for the first peg, one point for the second peg and one point for the gate).



ARIAT WARWICK RODEO & PRYDE'S EASIFEED WARWICK GOLD CUP CAMPDRAFT



SAT **SHANNON NOLL**

26 OCT

**Charlie
FITTLER**

FRI **WADE FORSTER & LUKE GEIGER**

25 OCT

THUR

24 OCT

**The Longhorn Brothers Band
GARTH BROOKS TRIBUTE**





WEDDINGS



20201021 9807_1 - JW44-20

Ideas to make your wedding pop

Weddings are a time to celebrate you and your partner as you begin the next chapter of your life. There is a reason why classic wedding traditions have stood the test of time, but here are some ideas to add a unique twist to your day.

Create a custom monogram

Create a custom monogram with your and your partner's first initials to add a personal touch to your wedding. These initials can be plastered anywhere and everywhere throughout your special day.

A Polaroid camera

The Polaroid camera has recently become a trend in society, so why not bring it to your wedding? Whether you have an individual camera or a Polaroid photo booth, these

vintage photos would capture memorable moments.

A pet-friendly venue

Want to include your furry friend on your special day? Find a pet-friendly wedding venue and bring them along! Work with your photographer to incorporate your pets in your wedding photos or see if they could play a role in the ceremony.

A live painter

Consider adding a live painter to your ceremony and reception. Wedding painters can capture a beautiful moment from your wedding day that will remain a unique keepsake for you and your partner to cherish in the years that follow.



Stepping into your wedding

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

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

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

If your feet are visible when you wear your wedding dress, then it is all the more important to find shoes that work well with your outfit.

To perfectly match your dress to your shoes, take a sample of your dress fabric

when you go looking for footwear.

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

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

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

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



BRIDAL DIRECTORY



Does your business help couples create a day to remember?



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

12637997-RR40-23



Quiet cul de sac

Seven Lomandra Court is designed for family living with a welcoming and friendly atmosphere according to agent Helen Harm.

"It's a short walk to the golf course, schools and facilities," she explained.

A modern brick home, it has four bedrooms, two bathrooms, open plan living and a northern facing entertaining area.

Out side there are four car accommodation on 780m², a green house and the property has access to both rain water and town water.

It was built by local master builder Ray Southee.

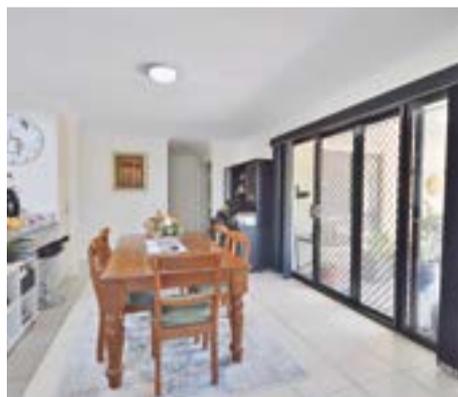
Seven Lomandra Court at a glance

- Aircon and ceiling fans
- Four Bed, built ins
- Two Bathrooms
- Open plan living/dining
- Large family lounge living
- Well-appointed kitchen, mod cons, electric appliances
- Laundry/utility
- Storage throughout

Outside

- Shed two cars
- Rain water + town water
- Greenhouse

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



Address: 7 Lomandra Court, WOMINA Description: 4 bedrooms, 2 baths, 4 car Price: \$650,000 Offers Over
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

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

WANT MORE FOR YOUR HOME?



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

EXPECT BETTER PRICE



higher price for your home¹

EXPECT MORE BUYERS



MORE buyers at an open home²

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MORE page impressions on the online listing²

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

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

Speak to your agent today about advertising in the

Warwick and Stanthorpe Today Property Guide!

WARWICK AND STANTHORPE TODAY PROPERTY GUIDE: 4661 9800

WarwickToday StanthorpeToday



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



Retail Shop Lease

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. Equipment list available - still in place

Valid Offers !!



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,

Offers Invited



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. 4 Lots left!

From \$160K



This could be advertising for your property
Call Helen today!

COMING SOON

GOOMBURRA - Rural acreage....\$450,000+
KARARA - Rural acreage....\$450,000+
CONTACT HELEN ON 0408 457 496



Affordable Land

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

- 1922 m² – almost ½ Acre, 40.2 m frontage
- Sloping 1% gradient from front to back diagonally
- Power available on Goomburra Street
- Rural Boundary Fenced
- Zoned as Rural Residential
- Trees give shade in summer, warmth in winter

\$ 150,000+



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

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!!



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+



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



2 Street Frontages

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

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

\$ 2,210,000





Affordable land

For those looking for a quiet country lifestyle yet only five minutes to Allora, 15 minutes to Warwick and 40 mins to Toowoomba, agent Helen Harm believes these two blocks may be the answer.

“You have the choice of two allotments in the village of Hendon,” she said.

“Option one is 1922 m² – almost half an acre – Lot 807. It has a sloping one per cent gradient from front to back diagonally and power is available on Goomburra Street.

“It is rural boundary fenced and zoned as rural residential with a frontage of 40.2m and the trees on the block provide shade in summer and warmth in winter.”

The second block is slightly bigger at 2023 m² (half an acre) and also has a sloping

one per cent gradient from front to back diagonally.

“Power is available on the street side and it is boundary fenced with Colorbond and zoned as rural,” Helen explained.

“There is currently a shipping container fitted with windows and doors and skillion insulated roof over the top and a rain water tank 22,500 litres (5000 gal). Trees on the block give shade in summer and warmth in winter.”

As a bonus Helen said there is a soil test available and plans for a one bedroom, open plan, steel construction cottage available.

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



Address: Lot 807 Unnamed Road off Goomburra Street, Lot 79 Maryvale Street, HENDON Price: \$150,000 and \$220,000 Contact: Helen Harm 0408 457 496, 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 31/10/2024. 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.



Under Contract

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+



SOLD

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



Under Contract

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+



SOLD

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
 - \$ 199,000 + Stock

\$ 199,000+



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

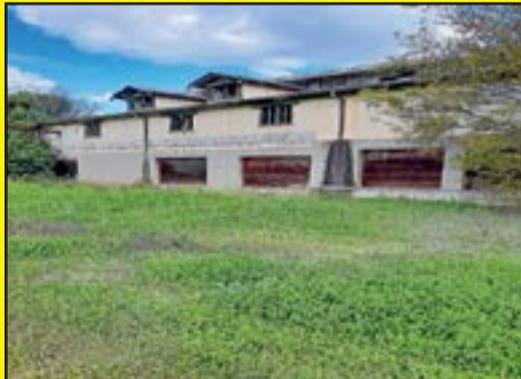
\$ 700,000



Period Home

- Timber 3 Bed + nursery/office • 2 Bathrooms
- Good size kitchen with counter space
- Dining next door has big maid's room
- Heater in open plan living lounge
- Ceiling fans in bedrooms & livin
- Deck on eastern side • Laundry downstairs
- Lock up garage, carport, garden shed on 1227 m² with fenced yard, veggie patch & lots of room.

\$ 450,000+



Your Private Castle

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

\$ 159,000

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



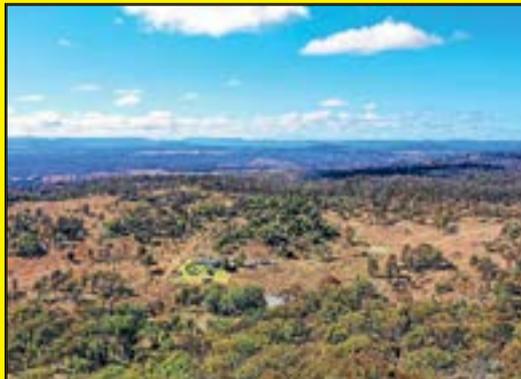
This could be advertising for your property
Call Helen today!



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 developmentOffers Invited
 WARWICK : 835 m² to 1114 m², Warwick Solar Estate, NEW development From \$ 160,000
 WARWICK - 25930 m², High profile, 2 street frontage, Zoned specialised \$ 2,210,000
 HENDON - 1922 m², frontage 40.2m, power next door, rural fence..... \$ 150,000
 HENDON - 1922 m², container, power next door, colorbond fence..... \$ 220,000
 GREYMARE - 2251 m², bitumen road, power on street, on Greymere Ck..... \$ 150,000

See www.heleharm.com for more listing