

NOVEMBER 2024

# SOUTHERN LIVING

## *& Real Estate*



**RIDGEMILL ESTATE IS CELEBRATING 20 YEARS OF OPERATION WITH THE STRANGEBIRD AND SPANISH WINES FIESTA**

PAGE 4

# It's fiesta time!

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# It takes three to tango

BY TANIA PHILLIPS

Stanthorpe will be treated to the world of tango thanks to Tango Engmatico coming to the Stanthorpe Regional Art Gallery on 9 November

Roma is a long way from Buenos Aires, Argentina but that hasn't stopped Roma-born double bass player Chloe Ann Williamson from falling in love with one of the city's most famous exports – the tango.

Chloe is one third of the dynamic and vibrant Brisbane region-based Tango Engmatico, along with violinist Flora Wong and pianist Cara Tran.

This all-female ensemble breathes new life into the rich tradition of Argentinian tango, blending familiar dance rhythms with innovative contemporary compositions. Their show features renowned composers from Argentina, Australia, and beyond, including the legendary Astor Piazzolla with the group's performances bringing together passion and pain, flirtation and fire, nostalgia and nonsense.

With violin, double bass, and piano, their music aims to transport the listener to the lively streets of Buenos Aires and beyond according to Chloe – a leading proponent of tango double bass in Australia who has a host of accolades and a strong dedication to Argentine tango as an art form.

"I remember many many years ago performing out at Robert Channon Wines so it will be nice to come back to Stanthorpe with one of my passion projects which is Tango Engmatico," Chloe said.

"I've had a keen interest in tango music since I was studying at University. I really enjoyed playing the music of Astor Piazzolla.

"It's kind of funny, I started playing in a gypsy folk band and there was a piano accordionist in that band. In my ignorance at that time, I was like 'we should play tango music together' not realising that the traditional instrument for tango isn't a piano accordion, it's actually a bandoneon. However, being in a country like Australia we don't really have that many bandoneon players but it was from there that I started my tango music journey."

It's a journey that has taken the Roma girl all around the world.

"I went over to Portland to study at Tango for Musicians and also did some research and lessons in Buenos Aires, Argentina," she



Tango Engmatico are coming to Stanthorpe as part of their tour of regional Queensland.

said. "I started playing with Cara Tranour - our pianist. We went to Portland together and we played this piece called Enigmatico. Before that we'd only played traditional tango music for dancing. After playing this contemporary new work (and when I say contemporary I don't mean crazy contemporary, just written more recently) we thought this is really cool music, we want to do more of it. So, since that was the inspiring piece, we decided to make that our namesake."

All three members of the group studied at UQ and because they'd all worked in many other projects together it seemed a natural progression to get together and form this group.

"Why not just go all in!" she laughed.

The group believes that this music is for everyone and so this show is part of a regional tour of Queensland – something Chloe is particularly passionate about.

"I grew up in Roma and so I always enjoy regional tours. I think it's really important because I don't think music should just be for people living in the major city centres it needs to be accessible to everyone," she said.

After her last regional tour, she realised that it was time to move out of the city and now has "the best of both worlds" moving to the Somerset Region earlier this year.

"Close enough to commute in and rehearse with Cara and Flora which is good," she said.

"So now you could say we're Greater Brisbane-based."

So why Tango?

"Being classically trained I really like it," she started, thinking about why it speaks to her.

"Tango is like this amazing fusion – not that it is because it is its own unique music – it's popular music from Buenos Aires from the 1920s-30s. That's when it took off.

"It's a multi-disciplinary art form of the dance and the music and also poetry and words.

"We don't have the dance and poetry with us for this tour. But I think for me, as a double bassist, I've really enjoyed how foundational my role is and how much freedom, as a classically trained musician, that I have to add my own flair to it without the pressure of doing more hard-core improvisation like in the jazz world. I think that's what drew me.

"I think it's more accessible for anybody. Sometimes the classical music, and it shouldn't, has this stuffy feel to it. To be fair, institutions have done that on purpose which is silly because it was never like that, it was the popular music of its time.

"But Tango is that nice bridge. It's nice short, bite-sized pieces. You're normally looking for somewhere between three and five minutes a piece. You aren't looking at 40-minute-long symphonies.

"They are some of the reasons I really like it."

So, what can we expect?

"One thing we've tried to do with this – being an all-female trio – we do love to champion female composers as much as possible," Chloe explained.

"While this is a style that originated in Buenos Aires, there are now people all over the world – like our selves here in Australia – doing tango music. So, we are excited to share some of those classic dance tangos but with new arrangement and also we have music from female composers from across the globe. We have a piece by a Canadian tango friend, we're going to be doing the Australian premiere of a piece that a friend from the US has written recently. We have a piece by an Italian musician and we also have something from Cecile Elton who is an Australian. We are trying to bring tango from all over the globe."

One thing Chloe really likes about tango is that there are different genres within the broader genre.

"There is the standard four-beat tango but then we've got slower style tangos and then the upbeat ones and there's even a tango waltz," she said.

"I feel like there's something for everyone in tango which is why I really enjoy it as well."

**Tango Engmático**

- Saturday, 9 November 2024
- 1 pm - 3pm
- Stanthorpe Regional Art Gallery Marsh Street Stanthorpe.

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# Ridgemill celebrates with fiesta

BY TANIA PHILLIPS

Get ready to party like it's 2004 as one of the Granite Belt's leading wineries Ridgemill Estate celebrates twenty years of operation, growth, wines and experiences with the Strangebird and Spanish Wines Fiesta on 30 November.

Owners Martin Cooper and Michelle Feenan are inviting everyone to share in the inspiring journey of Ridgemill Estate, from its humble beginnings to becoming one of the Granite Belt's most sought-after boutique wineries and award-winning tourism destinations.

Flash back to 2004 when Martin finally realized his lifelong dream of owning a winery.

Martin recalled, "Back then, a "big crush" meant Pete and I hand-bucketing four tonne of grapes and giving ourselves a mighty big 'job well done' pat on the back when we were finished! Fast forward two decades, we now process up to 60 tonne with ease and have the capacity to bottle up to 1000 bottles of wine an hour!"

Ridgemill estate celebrates amazing growth over 20 years, from nil to 12 cabins and the three-bedroom house for tourist accommodation, incorporating accessible accommodation and pet friendly stays in response to visitor expectations.

The vineyard has tripled in size over the 20 years and who can overlook the families of goats who have been unwavering in making all guests feel welcome.

"The simple story is that Ridgemill Estate has been operating for 20 years this year and we're celebrating on 30 November," Michelle said.

"We've grown immensely in that time both in terms of our vineyards – they have tripled in size for our humble early beginnings.

"We're still small but we have grown three times over. Similarly with our accommodation we've gone from zero to 12 cabins and a three-bedroom house. That's been significant."

It has also been an adventure and learning curve for Martin and Michelle.

"It's been an interesting journey for us, we never thought we would be where we are at when we began," she chuckled.

"Sometimes we look at each other and go 'how did we get here?'

"Some of it's been purposeful and some of it's been 'oh well let's try this'.

"It has been award winning though.

"We've had award winning wines, just this year we have had great reviews from Halliday.

"As a consequence of the high ratings we've received, we are the most successful winery in Queensland in terms of the Halliday reviews for this year.

"For our accommodation, we've received silver medal awards for tourist accommodation in our category. I guess that's a testament to the effort we put into honouring our guests and customers and paying attention to the detail and their needs. That's born out of both Martin and I loving travel ourselves.

"We've travelled to many places in the world and we've been inspired by the experiences that we've had and the places we've stayed. We've tried to take a little bit of that and bring that in to our business.



Winemaker Peter McGlashen and owner Martin Cooper enjoy the fruits of their labour. (Samantha Wantling: 441009)

"We're rated four and a half stars in terms of our accommodation, we're rated four and a half stars in terms of Halliday's rating system."

She said the intent of the celebration was to bring together their local community, their local suppliers and traders, their wine club members, their regional partners and their staff, both current staff and past – bringing all of those people who have been part of the Ridgemill journey together.

"I've said to them in my email that in no small way they have been part of our continued and growing success as a business and it's the collective effort of everyone, past and current, that has really made us the business we are today and where we want to be," Michelle explained.

"And we've got more to do.

"No more building but we've got other ideas on how we can extend on our experiences and events now."

Michelle and Martin aren't ones to rest on their laurels or not seek feedback from the most important people to a tourist reliant business – their customers.

"We have paid close attention to what our customers say about what they like about what we offer, not just the physical setting but also the experiences, the customer services, the quality of the wine, all parts of our business," she said.

"When we hear the things that mean a lot to our customers we think 'how can we keep doing that? How can we do more of that?' and that's what inspires us to try new things

and expand our program."

And because they consider the business a true team effort, the Strangebird and Spanish Wines Fiesta is not only a celebration of the successes of Ridgemill Estate but is also a tribute to the 20-year tenure with their award-winning winemaker Peter McGlashen and to founding couple Tom and Cath Jiminez, whose Spanish heritage has deeply influenced Ridgemill's approach to viticulture and winemaking.

"And the day is also a show of appreciation to those many staff, contractors and suppliers who have been instrumental in our growth and success," Michelle said.

"Their passion and hard work have not only helped us reach key milestones but also shaped the warm, welcoming atmosphere our guests adore. It's their dedication that has tipped the scales in our favour, leading to the awards and recognition we're so proud of."

She said the Fiesta Day event program kicked off at 11am going through until 4:30pm with guests invited to 'sink into wine time', soak up the sounds, play lawn games and bathe in spring sunshine.

"There will be a specialty wine tasting experience, free talks and tours and the chance to picnic and dine amongst the vines," Michelle said.

"From 6:30pm to late, we'll turn up the heat at the Evening Fiesta Finale – Tapas and Vino Extravaganza!

"Get your Spanish fusion on as we ignite the night with Spanish food, Spanish

wine and the sweaty, sensational rhythms of an authentic Spanish flamenco dance performance that will have you feeling like you've stepped straight into the heart of Spain.

"A Granite Belt foodie experience like no other, our Tapas and Vino will mirror the traditional tapas served in the old towns of Spain and like good wine at a fiesta – the tapas will flow!

"As a special highlight, we will be unveiling a unique wine that our winemaker, Peter, has been crafting in honor of our 20th anniversary celebrations. It's a toast to two decades of passion, tradition and innovation."

Be part of this joyful celebration – a blend of wine, food and culture that resonates with community spirit.

Ridgemill estate wines are the product of sustainable and caring vineyard practices that nurture the grapes to be harvested at their peak then crafted with masterly skills gleaned from the new and old worlds to create distinctive,

European styled wines that complement Australia's vibrant food culture.

Stanthorpe, Ridgemill Estate celebrates two decades of excellence with the lively Strangebird and Spanish Wines Fiesta Saturday, 30 November 2024.

- 11am – 4:30pm: Day – Fiesta Day Event Program (Free entry)
- 6:30pm – Late: Evening – Fiesta Finale Tapas and Vino Extravaganza (Tickets: \$65:00)



The newly-elected Stanthorpe and Granite Belt Chamber of Commerce executive committee. (Samantha Wantling: 430632)



Performers on stilts wowed attendees at the business awards in 2019. (440982)



John Bylicki and wife Linda Demy-Gero from Go Vita. The business had a huge night winning the award for Business of the Year in 2019, as well as Excellence in Retail and Excellence in Health and Fitness. (440982)

# Business excellence awards return

**BY TANIA PHILLIPS**

After a break of five years the Stanthorpe Chamber of Commerce have brought back their popular annual Business of Excellence Awards.

The Awards, to be held on 23 November at the Stanthorpe International Club, will celebrate the businesses of the region.

Chamber president Michelle Feenan said the group collaborating with Granite Belt Wine and Tourism (GBWT) on the awards and presentation dinner.

“It’s the first time the awards have been held since 2019,” she said.

“Covid knocked things around and the Chamber (the previous committee) decided that this year it would be good to get the Business Excellence Awards back up and running.

“We’ve been pleased with response. We are recruiting sponsors but we’re very keen to see more sponsors from across the business community get behind the businesses that have been nominated and celebrate their successes.

“We have a diverse range of industries that are represented across the chamber – agriculture, retail, tourism, manufacturing, health just to name a few.

“The categories for the awards certainly illustrate that diversity.”

Michelle said there had been there had been 27 nominations across the eight categories as well as an overall winner

“We are quite happy with that outcome given it’s our first time back since 2019,” she added.

**The categories include:**

- New Business
- Professional Services
- Community Services and Non for Profit
- Accommodation
- Tours and Attractions
- Retail and Manufacturing
- Eateries
- Growers

The awards will be held at Stanthorpe International Club, 23 November, tickets are \$90 and are on sale now, to purchase tickets or for more information head to the Chamber’s website.

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Clean Up





Boronia amabilis Lovely boronia.



Diuris chrysantha Granite donkey orchid.



Hibbertia Elata, tall guinea flower.



Phebalium whitei White's phebalium.

## Learning more about the local flora

Twenty years ago a group of plant lovers, interested in cataloguing and recording the unique flora of the Granite Belt came together to form the Stanthorpe Rare Wildflower Consortium.

These days the group has more than 60 members on their books and more than a thousand followers on their Facebook group.

Spring is a busy time for the volunteer group and secretary Liz Bourne said this spring had been no different.

She said six members of the Consortium had just taken part in the Australian Network for Plant Conservation's three-day conference in Toowoomba in October with members Carol Booth and Peter Pemberton both presenting papers there.

"The biennial conference brought together scientists from tertiary institutions, government agencies, botanic gardens and consultancies as well as community conservation groups from throughout Australia," she said.

The conference is held in locations all over Australia but having it so close to the region was something special according to Liz, a local landowner, bushwalking enthusiast and successful orienteer.

"On one of the days, some" delegates from the conference travelled to Girraween National Park to be shown our stunning local flora on a wildflower walk hosted by Consortium members," she enthused.

"Interstate people who had not had the opportunity to visit the Granite Belt before were amazed at the diversity of the wildflowers on show, with many saying they were keen to return.

"The Conference provided a great opportunity for the group to meet other people involved in flora conservation from throughout Australia and to showcase the work of our organisation in helping to protect and promote the wonderful plants in our region."

The Consortium was first established in 2004 and were made up of a bunch of people who were interested in protecting the local wildflowers.

"The original group was a mixture of local residents, somebody from National Parks, somebody else from landcare," she explained.

"Although our initial focus was on rare plants with certainly expanded that to all of the flora on the Granite Belt.



Conference attendees who attended the Junction Track walk. (Supplied: Paula Boatfield)



Dampiera purpurea Mountain dampiera.



Philotheca epilosa Waxflower.



Melaleuca Linearis var. Linearis, Narrow-leaved bottlebrush.



Dodonaea hirsuta Hairy hop bush.



Photographing flannel flowers.



Walk coordinator Paul Donatui photographing flowers.



Drosera spatulata Rosy sundew.

"We have some amazing flora up here, I guess it's a mixture of our topography and climate. We have a bit of an overlap of plants coming down from the Sub Tropics and obviously who can handle a bit of cold which led to such a high diversity of flowering plants here.

"Initially a lot of our activities were related to promoting the values of the area but in recent years we've certainly got involved in trying to conserve some of the more threatened species of which there are plenty. We've certainly been undertaken a lot of survey work and our members just get out on the bush and record what they find. We've also had more structured surveys of some species like our two endangered Boronias. We've quite a few Boronias – obviously not as many as there are in South West Western Australia but still have a pretty good variety."

The group tends to meet every six weeks. "One of the things we've been doing just

every year since we were formed is holding wildflower walks every spring," Liz said.

"We just had our last one for the year a week ago. There's huge demand for them to the extent that we've had to set up a registration system. It's a great way of connecting, not only with local people but with visitors. That last Sunday we had people from the Sunshine Coast, Gold Coast, Toowoomba, Brisbane. So, it's not just locals that are interested."

While there are wildflowers in lots of places around Australia led by South West Western Australia and areas on the Sunshine Coast but there aren't many groups like the consortium – led by the local community.

"It's a good way to get in touch with all the local land owners, we can talk to them on our walks," she said.

"We do things like our Garden Fest – that is another way to engage with local people. Then we have a range of publications which have really helped people understand more

of what we got."

She said people wanting to become a part of the group should go on to the website and find the membership form.

"Members can come along to our activities," she said.

"A couple of months ago we had a film afternoon. There's a group called Natura Pacific that made a documentary about one of our endangered Boronias, that we were involved in so we gave it a special showing in Stanthorpe and that got a lot of our members along. It's good to have that type of activity where they can learn more about particular species."

With the recent influx of new people to the area, the group have also been fielding more and more questions about local plants with people popping up on their facebook group with pictures of something they've found on their property.



# GALA DINNER

## *Presentation Night*

NOVEMBER 23RD 2024

5:30PM PRE DRINKS AND NIBBLES

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# Free family-friendly festivities

Get ready to unwrap the festive fun as Christmas cheer sweeps across the Southern Downs and Granite Belt.

'Tis the season to be jolly, and Southern Downs Regional Council is spreading the magic with free community events that promise to bring joy to all ages.

Join us in celebrating the much-loved Christmas tradition of Carols in the Park, when Weeroona Park and Leslie Park will glow with festive lights and local performers will fill the air with classic tunes.

Adding even more sparkle, giant Christmas trees will stand tall at the Warwick Town Hall and the Stanthorpe Post Office, and festive decorations will also shine bright at Canning Park in Killarney and PL Travers Park in Allora.

Another highlight will be Santa's Storytime at the libraries, where Santa himself will take a break from his busy schedule to read Christmas stories.

Councillor Morwenna Harslett said Christmas is a time to bring the community together and spread joy across the region.

"This year's events highlight the sense of community and togetherness that Christmas brings to the Southern Downs," Councillor Harslett said.

"There's something for all ages to enjoy. Whether you're singing along at Carols in the Park or watching the kids light up during Santa's Storytime, this is the perfect time to share the festive spirit and create unforgettable memories.

"From the twinkle of Christmas lights in our parks to the magic of storytelling at our libraries, we invite everyone to join in the fun and soak up the holiday spirit."



There is nothing more fun than carols at Christmas. (Supplied).



Christmas is coming to the Southern Downs with plenty of council events for young and old to enjoy.

#### Carols in the Park

- Stanthorpe: 6pm, Friday 6 December, Weeroona Park
- Warwick: 6pm, Sunday 8 December,



Christmas is for friends and family.

#### Leslie Park

#### Santa's Storytime

- Stanthorpe: 10.30am, Tuesday 10 December, Stanthorpe Library



A time to come together.

- Warwick: 10.30am, Wednesday 11 December, Warwick Library
- Allora: 1.30pm, Wednesday 11 December, Allora Library

# Strawberry Saturday for Stanthorpe

A burst of flavour, colour and bubble is coming to the Granite Belt in the form of the 2024 Stanthorpe Berry Festival.

Saturday 16 November the Stanthorpe Showground comes to life for the Stanthorpe Berry Festival.

Stanthorpe will transform into a vibrant hub of berry-themed excitement and family fun, featuring an array of mouth-watering culinary experiences, thrilling activities, and unforgettable entertainment.

This time around the festival will be an exciting whirlwind of cooking

demonstrations from culinary professionals across the Granite Belt.

Renowned local chefs and culinary talents, including celebrity chef Matt Golinski, John Speranza, Tristen Pabst and the Jamworks girls will showcase their skills, crafting exquisite dishes using fresh, local ingredients.

In addition to these culinary delights, the festival's barbecue is back, serving some of the region's finest meats, and the Boutique Market Lane will be in full swing, offering a variety of fresh berry produce and the

festival's favorite strawberry ice-cream.

The festival will extend into twilight for the first time this year, bringing a whole new level of excitement. Enjoy the vibrant performance of the Band of Blue as they hit the stage with their dynamic dancefloor hits.

As the festival draws to a close, be mesmerized by the epic Bubble Canteen Show, featuring over 12,000 bubbles per minute in an incredible display of bubble artistry.

For those craving hands-on fun, the festival's activities include the ever-popular

scones and jam eating competition and the Stanny Sausage Slam.

#### Event Details:

- What: 2024 Stanthorpe Berry Festival
- When: Saturday 16 November
- Where: Stanthorpe Showgrounds
- Interested?: Highlights: Live cooking demonstrations, BBQ feast, boutique market fair, music
- performances, eating challenges, epic bubble canteen. Special guests: Celebrity Chef Matt Golinski, Band of Blue.
- Tickets: [trybooking.com/CSRRRC](http://trybooking.com/CSRRRC)



Tucking into the scones competitively. (Supplied)



Celebrity chef Matt Golinski.





11:00 am – 4:30 pm (free entry)

- ★ fiesta beats- *Kruella Da Ville + Flamenco Vivo*
- ★ fiesta eats- *Wood fired pizza + BoHo lounge & Picnics*
- ★ fiesta talks tours & tasting

6:30 pm – LATE (tix \$65)

- ★ fiesta finale

*Tapas*  
vino & extravaganza

Spanish  
food wine ★  
music & ★  
dance! ★

★ dress code:  
Spanish Fusion  
— Ole ★



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celebrating 20 years of ridgemill estate

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**SAT – 30 Nov 2024**

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# WEDDINGS



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## Choosing the ring

There are many types of engagement rings available in the market. Here are five different types of engagement rings that you can consider:

1. Solitaire Engagement Ring: A solitaire engagement ring is a classic choice that features a single diamond or gemstone on a plain metal band. It's simple, elegant, and timeless.
2. Halo Engagement Ring: A halo engagement ring features a centre diamond or gemstone surrounded by a circle of smaller diamonds or gemstones. It creates a beautiful, sparkling effect that enhances the appearance of the centre stone.
3. Three-Stone Engagement Ring: A three-stone engagement ring features three diamonds or gemstones of the same size or different sizes, representing the past, present, and future. It's a beautiful symbol of your love story.
4. Vintage Engagement Ring: A vintage engagement ring features a design inspired by an earlier time, such as the Art Deco or Victorian era. It's a unique and romantic choice for those who love history and art.
5. Colored Stone Engagement Ring: A coloured stone engagement ring features a centre gemstone of a different colour, such as sapphire, ruby, or emerald. It's a beautiful and unique choice that adds a pop of colour to your ring.

Remember, the engagement ring is a symbol of your love and commitment, and it should reflect your personality and style. Choose a ring that makes you and your partner happy and represents your unique love story.



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## As-new duplex units

Completed in 2022, these duplex units include Unit A with four bedrooms, two bathrooms and open plan living area and Unit B with two bedrooms, one bathroom and an open plan living area.

Entry is via a hallway to the tiled living area in both units and they both feature a lovely new kitchen with all the mod cons including ceramic hot plates, electric oven, rangehood and dishwasher.

There is ducted air-conditioning throughout both units and all the bedrooms have built-ins, ceiling fans and down lights.

Unit A's bathroom has a bath and separate shower, vanity and toilet while Unit B's bathroom has a shower, vanity and toilet.

Unit A's laundry is at the end of the remote garage. Unit B's laundry is in a cupboard in the hall.

"It is very tidy for tenants who want little maintenance to attend to," agent Helen Harm explained.

For more information and to arrange an appointment to see the units contact Helen Harm on 0408 457 496.



"Please be aware units are tenanted and we need minimum of 24 hrs notice," she said.

"For the investors they are currently rented at Unit A \$550 per week and Unit B \$400 per week"

### Unit A

#### At a glance

- Four bedroom, built-ins
- Master has walk-in and en suite
- Bathroom, separate toilet
- Open Plan Living with rev cycle air-con
- Kitchen has electric appliances
- Laundry in alcove off the kitchen
- Single garage

- Undercover outdoor entertaining
- Fenced private courtyard

### Unit B

- Two bedroom, built-ins
- Bathroom has shower, vanity & toilet
- Open Plan Living with rev cycle air-con
- Kitchen has electric appliances
- Laundry in cupboard off hall
- Single garage
- Undercover outdoor entertaining
- Fenced private courtyard

Contact Helen Harm on 0408 457 496 for inspection. Go to [www.helenharm.com](http://www.helenharm.com) for more photos

Address: 5 Meridian Drive, WARWICK Q4370 Description: 4/2 bedrooms, 2/1 baths, 1/1 car Price for sell: Offers over \$800,000 considered

Price for rental: \$550/\$400 Inspection: By appointment 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, set up 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](http://www.helenharm.com) for more photos

Address: 188 Border Fence Road, ELBOW VALLEY Description: 3 bedrooms, 2 baths, 2+ car Price: Offers Considered  
Contact: Helen Harm 0408 457 496 Agent: HELEN HARM

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EXPECT MORE FROM PRINT



MORE page impressions on the online listing<sup>2</sup>

**You can expect a better price and more visitors to your open home<sup>2</sup>**

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



### 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**



### 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 !!**



### 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. 3 Lots left!

**From \$170K**

## 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!!**



### Rural Township

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

- 2023 m<sup>2</sup> - 1/2 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**

**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 m<sup>2</sup> - almost 1/2 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+**



### On a Creek

GREYMARE - 2251 m<sup>2</sup> (.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 -**  
No rental vacancies?  
**Have you considered housing as part of your employment package?**  
**CALL HELEN TODAY!**

**For Rent: 4661 3663**

UNIT in CBD 2 Brm, bath, kitchen/dining/lounge, deck, car, NO PETS .....	\$ 480 p.w
House 3 Brm, 2 bath, kitchen/dining/lounge, deck, 2car .....	\$ 480 p.w
Townhouse - 3 bed, 2 bath, Open plan living, 1 car .....	\$ 550 p.w
House - 4 bed, 2 bath, Open plan living, lge outdoor, 2 car .....	\$ 650 p.w.
Townhouse - FURNISHED 3 bed, 2 bath, Open plan living, 1 car .....	\$ 770 p.w.
UNIT - FURNISHED 3 bed, 2 bath, Open plan living, 2 car .....	\$ 800 p.w.

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



### 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 m<sup>2</sup>

**\$ 1,300,000**



# Country appeal

Situated at Karara, 52km west of Warwick this property offers life in a rural community with endless country views thrown in.

Karara has primary school, a hotel/motel and a community fire brigade.

Agent Helen Harm believes the property – which features a four-bedroom hardiplank house on a fully fenced 2023 m<sup>2</sup> yard – would be perfect for “retirees, a young family or someone with a couple of dogs”.

It is on a bitumen road and includes a double zincalum garage and workshop (11.5m x 8m) with power and shelving provided.

Outside there are six large rain water tanks, garden shed, bird aviaries, green house cubby house and a five KVA solar system on the roof

The house itself features four bedrooms – three with built in wardrobes and storage throughout.

There is a flowing plan to this home and it features a modern kitchen and dining area and a lounge/living area with that essential winter wood fire.

The family bathroom features a bath, separate shower, vanity and toilet and there

is also a laundry/utility room with direct access to the yard.

At a glance.

Karara – 52K West of Warwick.

In a rural community with country views

Will suit retirees, young family or someone with a couple of dogs.

- Four bedroom Hardiplank house on a bitumen road

- Three bedrooms have built ins

- Storage throughout

- Flowing plan to this home

- Modern kitchen, dining

- Lounge living has wood fire

- Family bathroom has bath, separate shower, vanity & toilet

- Laundry utility accesses fully fenced 2023 m<sup>2</sup> yard

- Double zincalum garage + workshop (11.5m x 8m) has power & shelving

- Six Large rain water tanks, garden shed, bird aviaries, green house cubby house

- Five KVA Solar on roof

Contact Helen Harm on 0408 457 496 for inspection. Go to [www.helenharm.com](http://www.helenharm.com) for more photos



Address: 16 Town Street, KARARA Q4352 Description: 4 bedrooms, 1 bath, 2+ car Price: \$400,000, offers over considered

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 31/12/2024. 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**

### 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 & living
- Deck on eastern side • Laundry downstairs
- Lock up garage, carport, garden shed on 1227 m<sup>2</sup> with fenced yard, veggie patch & lots of room.

**\$ 450,000+**



**SOLD**

### 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 m<sup>2</sup> yard on bitumen road
- Double colorbond garage- power & shelving
- 2 Lge rainwater tanks, g/shed, 6.6 KVA Solar

**\$ 450,000+**



**Under Contract**

### Quiet Area

- Designed for family living, modern 4 bed, 2 bath, open plan living, north facing entertaining, 4 car on 780m<sup>2</sup>.
- 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+**



### As New Duplex Units

- Completed in 2022, Duplex - Unit A 4 bed, 2 bath, open plan & Unit B 2 bed, 1 bath, open plan.
- 610 m<sup>2</sup> allotment • Ducted aircon • Tiled living
  - Kitchen has all mod cons, ceramic hot plates, electric oven, rangehood & dishwasher
  - All bedrooms- built-in, ceiling fans, downlights
- INVESTORS: Currently rented  
Unit A \$550 p.w.  
Unit B \$400 p.w.

**\$ 800,000+**



### 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 m<sup>2</sup> • 2 Carports
  - Close to Primary school and shops

**\$ 650,000**



### Near Hospital

- Executive aircon 2 bed brick terraced house near hospital, with it's own courtyard.
- Extras:- Gas HW, 1.15 KVA Solar, Stramit cladding  
NO BODY CORP FEES – Separate title
- INVESTORS: Current rent \$420 p.w 28/06/2025
- Upstairs:- • Aircon 2 built-in Bed  
• Shower, vanity & toilet
- Downstairs:-• Open plan- kitchen, living, dining • Laundry, toilet, storage • Remote single

**\$ 400,000+**



This could be advertising for your property  
**Call Helen today!**



### Country Appeal

- KARARA – 52K W of Warwick.  
Will suit retirees, young family or someone with a couple of dogs.
- 4 Bed Hardiplank, 3 built in • 5 KVA Solar
  - Modern kitchen, dining • Living has wood fire
  - Bathroom has bath, sep shower, vanity & toilet
  - Laundry utility accesses fenced 2023 m<sup>2</sup> yard
  - Double garage + workshop (11.5m x 8m) has power & shelving • 6 Large rain water tanks,

**\$ 400,000+**



### Your Private Castle

- Old Butter Factory full of history, now needs new owners.
- 3,194 m<sup>2</sup> 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 m<sup>2</sup>, 3 street frontages, NEW development..... Under Contract  
WARWICK : 835 m<sup>2</sup> to 1114 m<sup>2</sup>, Warwick Solar Estate, NEW development From . \$ 170,000  
WARWICK - 25930 m<sup>2</sup>, High profile, 2 street frontage, Zoned specialised ..... \$ 2,210,000  
HENDON - 1922 m<sup>2</sup>, frontage 40.2m, power next door, rural fence..... \$ 150,000  
HENDON - 2023 m<sup>2</sup>, container, power next door, colorbond fence ..... \$ 220,000  
GREYMARE - 2251 m<sup>2</sup>, bitumen road, power on street, on Greymere Ck ..... \$ 150,000

See ..... [www.heleharm.com](http://www.heleharm.com) ..... for more listing

