

Elders Extra 294





ELDERS DOES HOME LOANS!



# Shut the front door. Elders does home loans.

**Elders**  
Home and  
Commercial Finance

Find out more

Buying a home is exciting, but choosing a home loan? That's a challenge for anyone. Small details can get lost and add up to big costs in the long term if you're not well supported.

Elders' financial brokers live for homework. We'll talk to you about your finances – what you're willing to spend, how much you can afford to borrow, what you can put towards a deposit – and then get to work.

Buy with confidence. Visit the Elders website to speak to a finance broker today.

[Read More](#)

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 **READY TO OWN A HOME?**



Amid the challenges of housing affordability, Council is encouraging local residents to explore their eligibility for the Queensland Housing Finance Loan Regional Trial, a Queensland Government initiative to assist more Queenslanders in regional and remote areas in achieving the dream of homeownership.

The Queensland Government has extended the household income eligibility criteria for this loan from \$141,000 to \$201,000 per annum for a two-year trial period, enabling more residents in regional Queensland to take advantage of this opportunity and access affordable housing finance options.

[Read More](#)

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## GET A PROPERTY APPRAISAL FOR YOUR CHANCE TO WIN \$25K TO SPEND YOUR WAY!



Click the link below for you chance to win 25K:

<https://au/25kyourway//www.eldersrealestate.com>

[Read More](#)

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## IS IT TIME FOR A CHANGE?





Is it time for a  
change for your  
**Investment  
Property?**

Email us today at  
hellopm@elderswarwick.com.au

to find out  
how easy the switch really is!

**Elders**

warwick.eldersrealestate.com.au

Elders Real Estate specialises in professional property management and helping our investors grow their portfolio be it one or many properties all under the one roof across the Southern Downs and Granite Belt.

Effectively managing your investment property is a critical component to a successful, profitable investment. Many investors start out with enthusiastic intentions but end up not having the time or the know-how to get the best possible return on their investment.

If you would like to find out more about how your unique property should be managed.

☎ Give our friendly team a call today on 07 4667 8200

Or send us an email to

hellopm@elderswarwick.com.au

To view more information, check out our property investors page on our website

<https://warwick.eldersrealestate.com.au/property-investors/>

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## AMAZING BASIC MERINGUES RECIPE



It's easy to see why meringues are so popular: they simultaneously shatter and melt in our mouth at the same time and they're extremely versatile.

**[Read More](#)**

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## PEA AND HAM SOUP



Hear me out when I suggest pea and ham soup is the Ugg Boot of the soup world. It may not look the prettiest, but it provides warmth and comfort like nothing else. The secret ingredient here? Time.

[Read More](#)

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## SHEEP MARKET REPORT



MLA's National Livestock Report.

MLA have a new & improved reporting system. Follow the link and above the report select report date '19.09.2024' and sale yard - 'Warwick'

<https://www.mla.com.au/prices-markets/sheepphysicalreport/>

[Read More](#)

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## CATTLE MARKET REPORT



MLA's National Livestock Report.

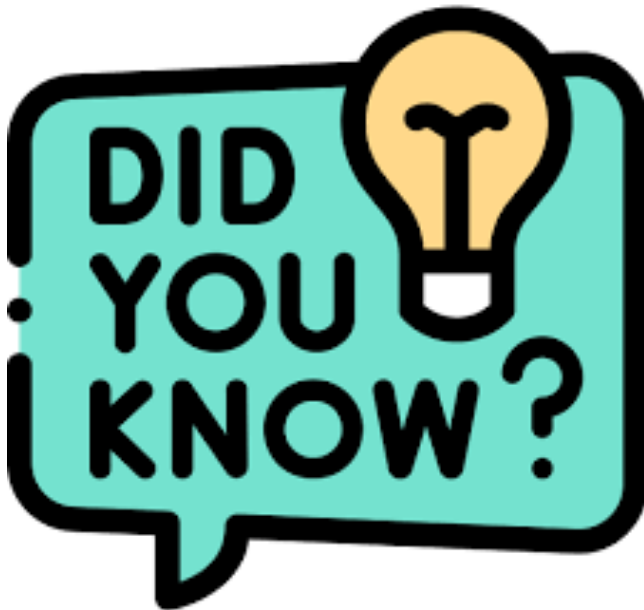
MLA have a new & improved reporting system. Follow the link and above the report select report date - '19.09.2024' and sale yard - 'Warwick'

<https://www.mla.com.au/prices-markets/cattlephysicalreport/>

[Read More](#)

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## DID YOU KNOW?



Did you know it's illegal to feed pigeons on the sidewalks and streets of San Francisco?

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## QUOTE OF THE WEEK

“  
**Quote of  
the week**  
”

'You are braver than you believe, and stronger than you seem, and smarter than you think.'

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## OUR SALES TEAM



### **Andrew Williams**

Licensee, Rural and Commercial Sales,  
Business Owner, QLD Rural Real Estate Office

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## **Rachel Williams**

Salesperson - Business Owner

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### **Sophie Williams**

Senior Sales Support – Office Manager

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## OUR PROPERTY MANAGEMENT TEAM



### **Toni Jeffries**

Senior Property Manager

Contact Toni on

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Mobile

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Note: Toni only works Monday Tuesday and Wednesday.



## Angela Harm

Property Management

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## BUSINESS AND RELATIONSHIP MANAGER



Shellwyn Sproule

Business and Relationship Manager

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Note: Shellwyn only works Tuesday,  
Wednesday and Thursday.

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## FEATURE PROPERTY



## WARWICK

📍 21 Albion Street

Land Size: 2,023m<sup>2</sup>

Floor Size: 420m<sup>2</sup>

### Thriving Southern Downs Business - Warwick Gardens Galore FOR SALE - Offers Over \$1.4M

Seize the opportunity to own a well-established business with a stellar reputation and a solid 20-year trading history. This unique enterprise has become a beloved fixture on the Southern Downs, boasting a loyal customer base and a consistently growing net income through its diverse revenue streams.

Key Features:

Established Business: Over 20 years of successful trading with ...



[VIEW MORE](#)

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## CURRENT LISTINGS





## MARYVALE

 Lot 508, Moffatt Street

### Prime Land Opportunity in Maryvale

Discover the perfect setting for your dream home with this spacious 2023 sqm block of land, ideally located in the heart of Maryvale. Featuring a gentle slope from west to east, this picturesque property offers serene mo...

**Land Size: 2,023m<sup>2</sup>**

**\$120,000**

**View More >**



## WARWICK

 18 Miller Street Warwick Solar Estate

### Boutique Estate with a desire to be Carbon Neutral

The sun has risen on this innovative and unique opportunity to own a piece of what could become the future of housing estates. The idea of a carbon neutral estate has been researched and practices put in place to help ac...

**\$150,000 to  
\$180,000**

**View More >**





## EMU VALE

📍 Lot 17,18 & 19, Iris Street

### Lifestyle Block with Stunning Mountain Views.

Escape to your own piece of country paradise with this exceptional opportunity to purchase your dream block of land. Located two and a half hours from Brisbane and just 10 minutes from Killarney, this property boasts bre...

**Land Size: 13,962m<sup>2</sup>**

**Offers Over  
\$249,000**

**View More >**



## MARYVALE

📍 Lot 68, Coxen Street Maryvale (formerly 0 South Branch Road)

### Escape to the Country: Your Dream Retreat Awaits!

Discover the perfect blend of tranquility and natural beauty with this expansive 4899m<sup>2</sup> block of land in picturesque Maryvale, just 127 km southwest of Brisbane. Nestled among the stunning backdrop of the Great Dividing ...

**Land Size: 4,899m<sup>2</sup>**

**Offers Over  
\$249,000**

**View More >**



## INGLEWOOD

📍 50 Albert Street

### Prime Freehold Commercial Building with Residential Accommodation

Unlock the potential of this exceptional property, now available for sale. Situated in a highly sought-after location, this freehold commercial building with attached 1-bedroom self-contained residential accommodation of...

🛏 1 🚿 1 🚗 1

Offers over  
**\$289,000**

[View More >](#)



## KILLARNEY

📍 28A Willow Street

### Shopfront With Residence Included

Conveniently located in the heart of quiet and picturesque Killarney, this sweet shopfront with residence in the rear is awaiting your inspection.

The shopfront is a large open dining/display area and industrial kitchen...

🛏 1 🚿 1

**\$334,000**

[View More >](#)



## MARYVALE

📍 46 Ramsay Street

### Cute As A Button

This lovely 2 x double bedroom cottage boasts an 1012m2 elevated position in picturesque Maryvale.

Well-appointed eat-in kitchen, separate lounge room, bathroom, laundry and fabulous front verandah.

Electric fireplace, c...

🛏 2 🚿 1

**\$349,000**

[View More >](#)



## ROSENTHAL

📍 301-307 Lyndhurst Lane

### Enormous Lifestyle Block

Don't miss an opportunity to own approx 5 acres on Lyndhurst Lane.

Ideally located and ready to be inspected!

**Land Size: 20,280m<sup>2</sup>**

**\$395,000**

[View More >](#)





## WARWICK

 188 Pratten Street

### Ideal Opportunity

This fantastic home is perfect for a growing family or the discerning investor. Open plan kitchen/dining/family room. 3 double bedrooms plus sunroom. Family bathroom with laundry, an abundance of storage space and separa...

 3  1  1

**\$409,000**

**View More >**



## WARWICK

 6 Gillam Street

### Sunny and Welcoming Home

Welcome to your new home! This beautifully light filled home offers a spacious open-plan kitchen/dining/lounge area, complete with cozy wood heating and reverse cycle air conditioning for year-round comfort. The galley-s...

 3  1  1

**\$409,000**

**View More >**



## WARWICK

📍 80 Wood Street

### Walk To Town

This lovely home is ideal for a growing family or the discerning investor. Kitchen with plenty of bench and cupboard space plus a servery window. Spacious open plan dining/living room with access to the rear deck. Second...

🛏 4 🚿 1 🚗 2

**\$424,000**

**View More >**



## WARWICK

📍 59 Stewart Avenue

### Large Family Home Ready To Move In

This fantastic home has been recently renovated throughout. Welcoming covered front desk and entry way. Spacious open plan kitchen/dining/living room with stylish kitchen. 2 well sized, modern bathrooms. 4 double bedroom...

🛏 4 🚿 2 🚗 4

**\$435,000**

**View More >**





## WARWICK

📍 159 Palmerin Street

### Main Street Exposure

An ideal investment opportunity with main street exposure

Large block with front and rear shop access on 336 sqm

144 sqm shop currently operating as a restaurant with all facilities

Current tenant operating under a secu...

**Land Size: 336m<sup>2</sup>**

**Floor Size: 144m<sup>2</sup>**

**\$450,000**

**View More >**



## WARWICK

📍 30 Percy Street

### Exceptional Queenslander

As you step inside, this fabulous home unfolds with charm that resonates from its era.

Showcasing four generously sized bedrooms - master with large bay window.

Spacious lounge room with access onto the front veranda boa...

🛏 4 🚿 1 🚗 1

**\$475,000**

**View More >**



## WARWICK

📍 30 Furness Crescent

### Spacious Home

Boasting a versatile floorplan, this lovely brick home is ideal for a growing family or the discerning investor.

Open plan kitchen/dining/lounge room flowing seamlessly onto a private undercover outdoor entertaining area...

🛏️ 4 🚿 2 🚗 1

**\$540,000**

**View More >**



## WARWICK

📍 62 Rangers Road

### Spacious & Modern

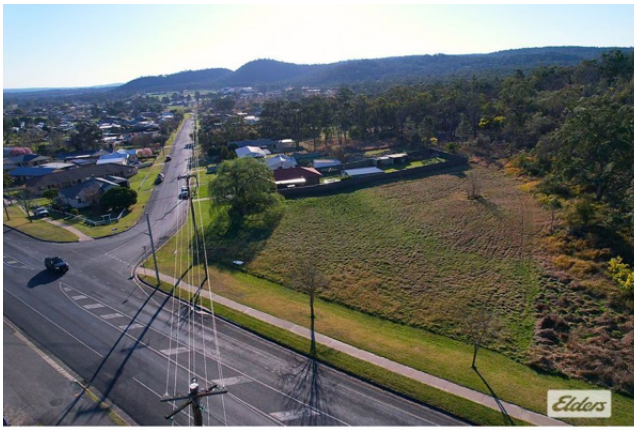
This well-presented brick home exemplifies low maintenance living with the centrally positioned kitchen complimenting the open plan dining/family room effortlessly flowing onto the outdoor undercover area.

The 2nd lounge...

🛏️ 4 🚿 2 🚗 3

**\$590,000**

**View More >**



## STANTHORPE

📍 2 Rich Street

### Prime Development Opportunity in Stanthorpe's Granite Belt Region

For Sale: DA Approved Motel Site

Prime Location: Situated on Corner of High and Rich Street, Stanthorpe on a sizeable 3,976m<sup>2</sup>.

Investment Highlights:

\* DA approved for 25 villa-style motel units plus a 3-bedroom manag...

**Land Size: 3,976m<sup>2</sup>**

**Offers Over**

**\$599,000**

**View More >**



## GORE

📍 20901 Cunningham Highway

### Ferndale - 1118 acres in 2 titles

A grazing property with a blank canvas as an ideal starter or additional block.

A history of grazing sheep and cattle with some older cultivation areas now gone back to established native pasture.

Currently destocked and...

**Offers Above**

**\$600,000**

**View More >**





## GLEN APLIN

 311 Stables Road

### Rural Lifestyle on The Granite Belt Spectacular Lifestyle Property with Multiple Dwellings

Multit use opportunity - Private residential  
or Business Potential

Enough room for two separate families.  
The property is being sold unfurnished.  
Owners retiring

Priced from \$1,195,000

Land – Elevated land never floods....

 8  5  10

**\$1,195,000**

**View More >**



## WARWICK

 17 Condavale Drive

### Opulent Living in a Prestigious Pocket of Warwick

Stroll through an avenue of snow pears  
and meticulously maintained gardens to  
the entrance of this luxury residence  
offering a perfect blend of design  
brilliance, functionality and unparalleled  
charm.

Step inside to expe...

 5  3  6

**\$1,350,000**

**View More >**



## WARWICK

📍 21 Albion Street

### Thriving Southern Downs Business - Warwick Gardens Galore

Seize the opportunity to own a well-established business with a stellar reputation and a solid 20-year trading history. This unique enterprise has become a beloved fixture on the Southern Downs, boasting a loyal customer...

**Land Size: 2,023m<sup>2</sup>**

**Floor Size: 420m<sup>2</sup>**

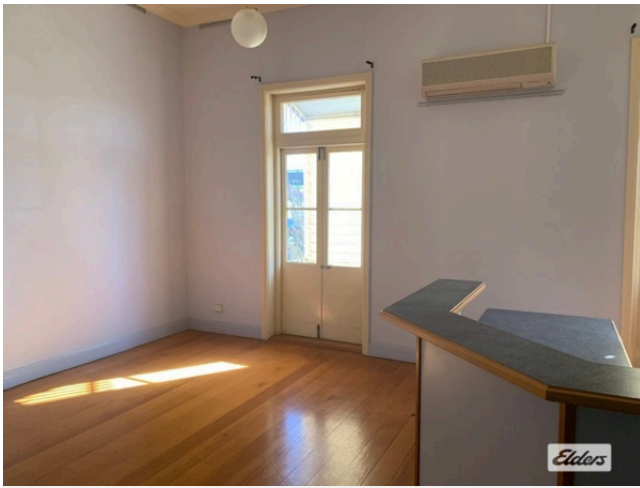
**Offers Over \$1.4M**

**View More >**

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# FOR LEASE LISTINGS





## WARWICK

📍 92 Palmerin Street

### Second Floor Office Space

This fantastic space is filled with natural light.

Reception/waiting area - complete with counter.

2 private offices plus more open office space.

Kitchen & bathroom.

**Floor Size: 200m<sup>2</sup>**

**\$350 pw**

**View More >**



## WARWICK

📍 10 King Street

### Room For Rent

Bed supplied - not linens.

Shared common areas - kitchen, living room & bathroom.

Walk to town.

🛏 1 🚿 1

**\$185 pw**

**View More >**



## WARWICK

 55B Stewart Avenue

### Walk To Town

Recently renovated and only walking distance to the Warwick CBD, this studio is a fantastic find!

Contact our office today to discuss or view.

 1  1  1

[Contact Agent](#)

[View More >](#)



## WARWICK

 50 Wood Street

### Fully Furnished Home

Landscaped courtyard and wide front veranda to sit and enjoy your morning coffee.

Original fretwork, stained glass and stunning light fixtures throughout.

Spacious living/dining room with reverse cycle air conditioning.

...

 3  1  2

**\$550 pw**

[View More >](#)



## CEMENT MILLS



### Fully Furnished

4 bedrooms.

2 bathrooms.

Open plan kitchen/dining room.

Spacious living room.

Spacious, undercover deck.

Air conditioning in bedrooms & living room.

Laundry - washing machine & clothes dryer included.

Cement Mills/Windfa...



[Contact Agents](#)

[View More >](#)



## WARWICK

178 Grafton Street

### Fully Furnished Home

Eat-in kitchen with plenty of cupboard space.

2 bathrooms plus laundry.

3 double bedrooms.

Outdoor undercover entertaining area.

Fully fenced yard with garage and attached carport.

R/C air conditioning.

Fully furnished i...



**\$825 pw**

[View More >](#)



## WARWICK

📍 67 Guy Street

### Prime Commercial Space

Large site with ample parking  
Front reception and waiting area  
5 private consulting rooms - offices  
Central filling room  
Private kitchen area  
Toilet facilities

**Land Size: 1,247m<sup>2</sup>**

**Floor Size: 250m<sup>2</sup>**

**\$40,000 pa**

**[View More >](#)**



## WARWICK

📍 87 Ogilvie Road

### High Visibility - Interstate Highway Frontage

Fully secured 11250 m2 site with interstate highway frontage  
Large Machinery - workshop 500m2  
Additional shedding 108m2  
270m2 of offices - display area  
14 on site parking bays  
Large area of hard stand and highway display...

**Land Size: 11,250m<sup>2</sup>**

**Floor Size: 878m<sup>2</sup>**


**Parking: 14**

**For Lease pa**

**[View More >](#)**

**WANT TO KNOW THE VALUE OF YOUR PROPERTY? GIVE OUR OFFICE A RING**





Want to know the value of your property  
in the current market?

REQUEST AN APPRAISAL

139 Palmerin Street, Warwick, QLD 4370

P: 07 4667 8200 | E: [warwick@eldersrealestate.com.au](mailto:warwick@eldersrealestate.com.au)

[www.elderswarwick.com.au](http://www.elderswarwick.com.au)

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's employer is not liable for any loss or damage arising in any way from this message or its attachments.