

Highlife

COUNTRY LIFE IN THE SOUTHERN HIGHLANDS OF AUSTRALIA

\$11.95 INCL GST
OCT/NOV 2021

TM®

Markdale

AN EDNA WALLING GARDEN

IT'S ALL ABOUT THE GARDEN

Burradoo home renovation

MELISSA PENFOLD

make your home
your comfort zone

TINY HOUSE GETAWAYS

Sturt turns 80

THE LITTLE CRAFT CENTRE THAT COULD



DREW LINDSAY

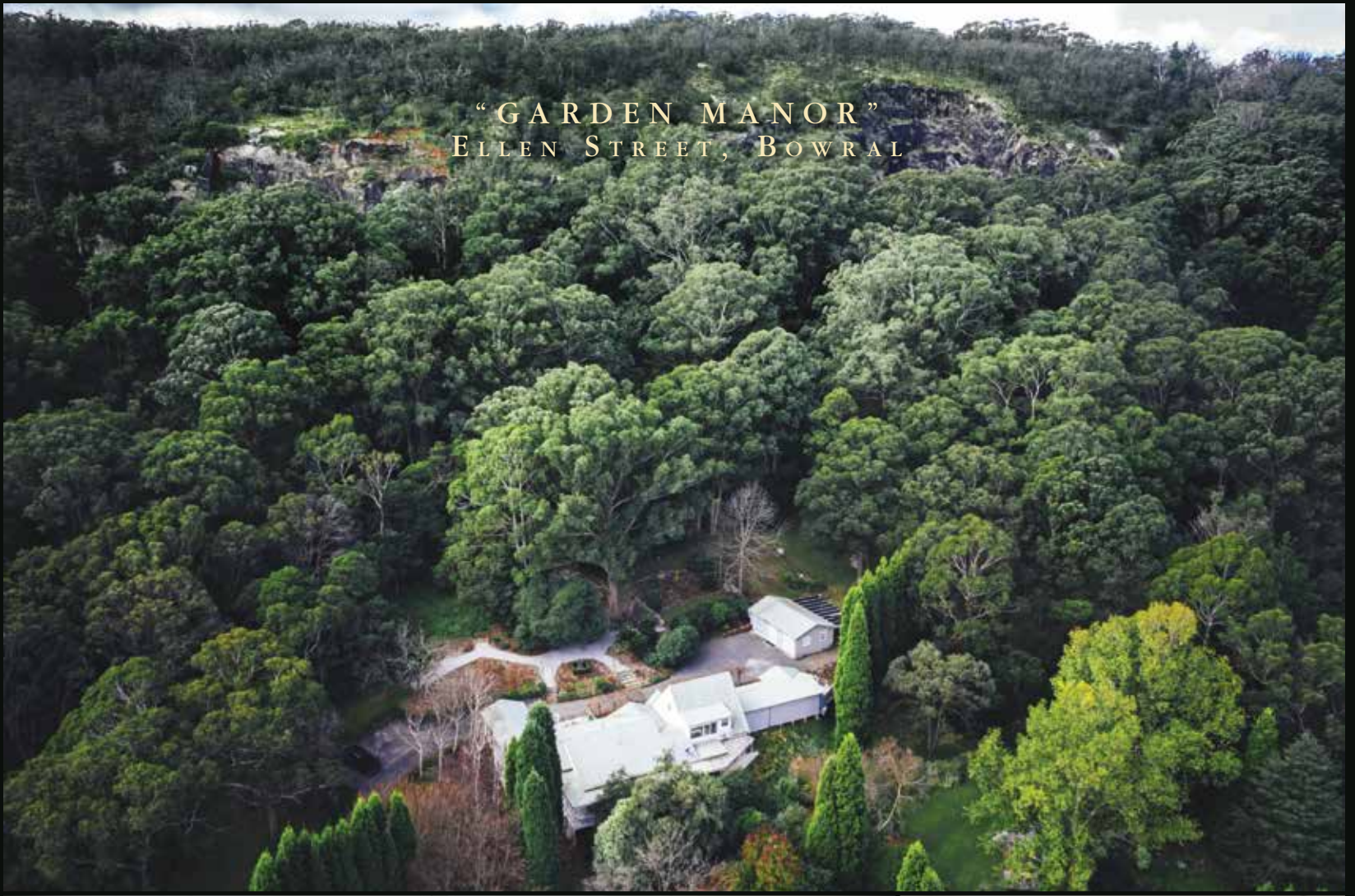
Spring is well and truly here in the beautiful Southern Highlands. A season for new beginnings, there has never been a better time to consider your real estate options.

Drew Lindsay Real Estate has had great successes in utilising the most modern technologies to assist in our sales through this difficult period. As inspections have been limited due to current government guidelines, Drew Lindsay Real Estate is paving the way in the Southern Highlands to achieving record sales through 3D virtual tours and remote inspections. These allow us to maintain complete consumer confidence in making informed decisions in such trying times, continuing a tradition of trust with all our clients.

We have many buyers who are qualified and ready to purchase. If you think any of the below briefs apply to your property, or are simply interested as to what your home would be worth in the current market, please feel free to contact our office at any time for a complimentary and obligation-free market appraisal.

- Family of four looking for 100+ acres in Kangaloon or Glenquarry – \$5-8M
- Family looking for 2-10 acres – \$3-6M or long term lease \$3500 per week
- Couple looking for 5-10 acres – up to \$4M
- Relocating to the Highlands, looking for 50-100+ acres – \$10-15M
- Investor seeking idyllic retreat – up to \$20M
- Buyers have recently sold and ready to buy, Bowral or Burradoo location with north to rear living space and open space for garden – up to \$4M
- Family looking for property with room to accommodate horses – up to \$5M
- Small family looking for home in Berrima – budget \$1.5-2M
- Family looking for 4+ bedroom, high quality home on 100+ acres with room for cattle, no further than 2 hours from Sydney – up to \$3.2M
- Retired couple looking for 2/3 bedroom, 2 bathroom home with study, north facing terrace with garden on a quiet road – \$2.5M

"GARDEN MANOR"
ELLEN STREET, BOWRAL



Privately nestled into the side of the hill and surrounded by age old trees, short stroll to the heart of Bowral.
Situated on a near-2-acre block (7256 m²) adjoining a nature reserve, the 4 bedroom home boasts treetop views, spacious, open-plan living areas and a fabulous North-facing library/entertaining room with high vaulted ceiling.
Elaborate additional 2 bedroom accommodation with undercover area overlooking the private garden out the back.
This is a fantastic property in a much sought after Old Bowral location.

Price Guide \$3,550,000

Samuel Lindsay 0404 647 609

DREW LINDSAY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsay.com



“WARAWEE PARK” MANDEMAR

With wide open spaces and breathtaking surroundings, this 100-acre lifestyle property is the perfect country home for the horse enthusiast, with an Olympic sized sand arena and direct access to vast groomed fire trails, or for those who simply wish to enjoy pristine bushland and lush waterholes.

Currently utilised as beautifully furnished short-stay accommodation on Stayz, ‘Warawee Park’ boasts 5 bedrooms, 3 living areas, a covered entertaining area and an in-ground swimming pool. Your ‘escape to the country’ residence is ideally located in close proximity to Berrima Village and a short drive to Bowral or Mittagong whilst exceptionally private and secluded.

Price Guide \$3,550,000

Samuel Lindsay 0404 647 609



DREW LINDSAY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsay.com



“ MITTABAH ” EXETER

Minutes to town and yet completely secluded, this glorious, rambling Exeter estate is set apart by its opulent interior spaces, remarkable location and scale. Elevated to take in the panoramic views over the escarpment of Morton National Park, ‘Mittabah’ is approached through a century-old garden complete with large manager’s cottage and charming outbuildings. With a spring fed dam and access to town water, this 218-acre property is subdivisible into 20 acre lots or perfect for grazing. A unique opportunity, this luxury entertainer’s home comes complete with architectural designs for its next chapter.

Expressions of Interest

Corina Nesci 0416 523 155



DREW LINDSAY

24 Wingecarribee Street, Bowral

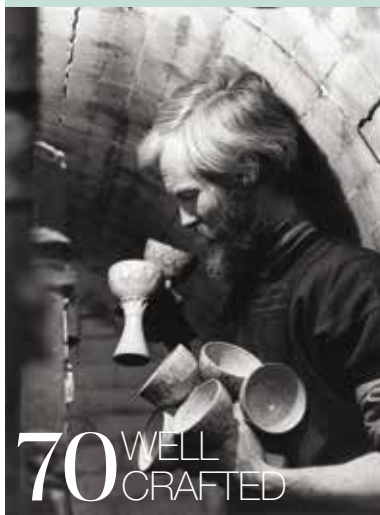
4861 2799

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Contents



80 THE MAKING OF MARKDALE



70 WELL CRAFTED

58 AT HOME IN A GARDEN

The owners of a Burradoo house have restored a century-old garden to its former glory, with a Japanese twist, and turned the house into a comfortable retreat for their large family.

70 WELL CRAFTED
For 80 years Australia's oldest craft centre, Sturt in Mittagong, has been a creative hub for the Highlands and beyond. A new exhibition shows how it has inspired some exceptional Australian and international craftspeople.

74 COMFORT ZONE
An international collection of beautiful homes features in Melissa Penfold's new interior design book, including two in the Highlands – Melissa's Burrawang house and luxury estate Wollumbi in Paddys River.



114 BAGS OF TRICKS

80 THE MAKING OF MARKDALE

Markdale's garden was to open for this year's Crookwell Garden Festival (now cancelled) – fingers crossed for next year. We speak to the historic property's new owners and head gardener.

94 MAKING MUSIC
Powerpoint Music has been music central for young and established musicians in the Highlands for more than 20 years. Owner Steve Cheers tells us about the business and his surprising earlier vocation.

114 BAGS OF TRICKS
Leather worker Mark Honoré has been selling his bags, belts and other creations at Sydney's Paddington Markets for 40 years. He shows us his Avoca workshop and explains why he loves his craft.

128 TRAVEL WITH THE TRIMMINGS
While most of us have a haircut before a trip, Huw Kingston has always saved haircuts for overseas travel. "Pre-COVID, I can't remember the last time I had a trim in Australia," says Huw.

122 MAKE IT EASY



58 AT HOME IN A GARDEN



74 COMFORT ZONE



94 MAKING MUSIC



98 STAY Hideout Cabins, Moss Vale (and other tiny houses)

102 EXPERIENCE Discover heritage roses and history at Harper's Mansion, Berrima

105 MAKER Made for necessity, Bare Body Beauty Co.

108 WEDDING Spring matrimony at Mali Brae, Moss Vale

111 INSTA STAR Landscape photographer and adventurer Hayden McLean

COVER: HIDEOUT CABINS, MOSS VALE
PHOTOGRAPHED BY GUY WILLIMENT.

REGULARS

6 DREAM ESTATES
Jonathan Chancellor

46 THIS IS THE SOUTHERN HIGHLANDS

48 HIGHLAND LIFE

56 A PLACE IN THE COUNTRY

92 IN THE GARDEN
October/November

118 BOOKS

120 THEN AND NOW
Berrima District Ambulance Service

122 FOOD
Make it easy

132 TOP MARQUES
Land Rover Defender

134 CLASSIC CAR
1971 MGB

146 WEDDINGS

152 MAKING SPACE
Crochet teacher

COVER: MARKDALE, BINDA
PHOTOGRAPHED BY TONY SHEFFIELD



CLOCKWISE FROM ABOVE WATTLE RIDGE,
WEEHOPE AND COBB HALL.

Tech billionaire Mike Cannon-Brookes and his wife Annie have reportedly expanded their Southern Highlands holdings with the acquisition of **Wattle Ridge** for about \$13 million. The 258 hectare farm with American Georgian-style homestead designed by architect William Zuccon, with interiors by Thomas Hamel and gardens by Paul Bangay and Myles Baldwin, was sold by the hotelier Steve Bowden, a Newtown Jets player of the 1970s and 1980s. It was built for former publishing magnate Matt Handbury, who sold Wattle Ridge four years ago for \$8.25 million. Cannon-Brookes' purchase takes his Highlands acquisitions to close to \$50 million spread over six properties.

Mittagong has seen a record price secured with the sale of Range Park for \$7.25 million. The 40 hectare property was sold by prominent horse racing owner Richard Pegum, who was at Macquarie Bank from the mid-1980s until 2002 and co-founded Bennelong Asset Management in 2006. **Range Park** sold to the Kingsley family from Kirribilli, having previously traded at \$5.1 million in 2006. The seven bedroom homestead, which was sold by Campbell Jones Property agent Angus Campbell-Jones, was briefly listed with \$5.9 million hopes in 2015. Pegum's most acclaimed horse was Brew, the 2000 Melbourne Cup winner.

Ashrowen, the French Provincial-style Berrima riverside estate, has been bought by the magazine industry veteran Deborah Thomas. Thomas and her husband Vitek Czernuszyn paid \$2.65 million for the home through Sandie Dunne, having sold their Point Piper art deco apartment. The Berrima estate on 2175sqm has a four bedroom main homestead, as well as a cottage, set in gardens. It last sold for \$1.45 million in 2014.



Sanchia Brahimi, daughter of veteran investor Charles Curran, and her lawyer partner Paul Smith, have bought in Berrima for \$4.75 million. The 40 hectare Birchalls Lane property **Weehope** was sold by Woollahra-based Alison McKenzie, the wife of Morgan Stanley's head of institutional equities team, Will McKenzie, through Sotheby's International. The property last sold for \$1.6 million in 2014, before a renovation of the 1980s home. This is the third highest price achieved in Berrima this year, after the \$6.5 million Laser Clinics founder Alistair Champion secured for his weekend **Bellevue**, and a recent \$5.45 million sale down the road.

Rose Manor, the 1914 Bowral home of businessman Sir Mark Sheldon, chairman of Tooheys in the 1930s, has been listed for sale. The triple brick home sits at the end of a circular driveway and is surrounded by established gardens. The six bedroom home has formal living and dining rooms, two studies, an informal living area with huge windows to the garden, and a kitchen with a butler's pantry. There are four original fireplaces. The property includes a heated pool and spa, and a self-contained two bedroom cottage. Drew Lindsay agent Samuel Lindsay has the listing.

The 8.4 hectare historic Bundanoon property, **Corinda Grange**, previously known as Golf House, has been snappily sold by Campbell Jones Property agent Angus Campbell-Jones. The Erith Street offering achieved its asking price of \$3.5 million. Built in the 1920s, it began as a guest house with a nine-hole golf course. The property

transitioned into a dairy from the 1950s until the 1980s. Today, it includes a four bedroom home, a cottage, a converted dairy and a converted stable.

The modern Mittagong home, **Cobb Hall**, has sold for \$1.9 million. Last traded for \$810,000 in 2013, before it was extended, the home had been on the market for just shy of three months before being sold by Ray White Mittagong agents Rick Mooney and Monique Phillips. The four bedroom home, on 4150sqm, has an original stone fireplace, and hardwood beams retained from the original hall are striking against polished concrete and timber floors.

South Hill Farm, overlooking Wildes Meadow, has been listed for sale. It has been regeneratively farmed since 1996, and featured in *The Ethical Omnivore*, Laura Dalrymple and Grant Hilliard's acclaimed 2020 book. South Hill's 22 hectares include tracts of virgin rainforest, and its four bedroom home features views from every room. The property is listed through Di Jones agent Sarah Burke in conjunction with RJ Mackey Real Estate agent Judy Fisk.

Highland House, the popular Colo Vale holiday rental, has been listed for sale at \$3.3 million. The \$1395 a night rental, which last traded for \$1.35 million two years ago, sleeps 16 across its five bedrooms. The two hectare property includes a studio, heated swimming pool and stable complex. Highland House is managed by The Holidays Collection and, out of 250 properties, is a Top 10 performer, generating gross holiday rental income of \$245,000. The house will be sold fully furnished and equipped, says The Holidays Collection Hyams Beach agent Craig McIntosh.

■ Jonathan Chancellor writes for
The Sunday Telegraph.



TOWN PLANNING CONSULTANTS

Are you looking to do something more with your property?

Contact our experienced team of Town Planners for advice and assistance in preparing your Development Application or Planning Proposal for Council.

Mark Pepping M: 0428 475 866 | E: mpepping@zoneplanning.com.au



13 Links Rd, Burradoo

4 bed | 3 bath | 4 car

Gracious home c.1930s on 1 acre, with period features and elegant restorations. Framed by sweeping lawns, magnificent Deodars and towering Pencil Pines. Wonderful formal and informal living spaces, high ceilings, marble surrounded fireplaces. Rolling views down links fairway to Mt Gibraltar.

Price on request

Gwenda Webb 0408 533 111



12 Linden Way, Bowral

4 bed | 2 bath | 2+ car | 1,099sqm

Incredibly spacious home with versatile interiors. Wonderful formal and casual living areas and north facing courtyard. Low maintenance ¼ acre garden. Conveniently located within easy reach of the heart of Bowral, excellent schools, beautiful parklands and fantastic walking trails.

Guide \$1,275,000

Gwenda Webb 0408 533 111

37/2-8 Station St, Mittagong

3 bed | 3 bath | 2 car

Superb apartment with beautiful finishes and contemporary design. Features include double glazing, heated travertine floor, reverse cycle air conditioning, stone kitchen benchtop and stainless steel appliances. Full security, undercover parking and rooftop garden.

\$1,125,000

Peter Gray 0416 202 333



Lot 1/59-65 Berrima Rd, Moss Vale

This strategic holding is well positioned in the Moss Vale industrial enterprise corridor, with easy freeway access and only 90 minutes to Sydney. Purchased by Kennards Self Storage.

SOLD \$3,025,000

Allan Falvey 0408 448 240



100 Bowral Rd, Mittagong

This site represents an exciting opportunity to acquire a substantial 9929m² B7 zoned parcel on the main gateway through the Southern Highlands. With strong development potential, the site is elevated and nestled amongst other established businesses half way between Mittagong and Bowral.

SOLD \$2,200,000

Allan Falvey 0408 448 240



3 Hoddle St, Burrawang

4 BED | 2 BATH | 1 STUDY | 1800SQM

Situated in the very heart of the Highlands and located within walking distance to Burrawang village, an opportunity to purchase in this idyllic, secluded setting, is rare. Set on 1800sqm of sought after north facing land, this four bedroom, two bathroom home allows you to enjoy the stunning and light filled atmosphere that has been created within. Separate to the house is the home office, studio or fifth bedroom.

For Sale Contact Agent

Allan Falvey 0408 448 240



23 Lavis Rd, Bowral

4 BED | 2 BATH | 2 CAR | 802SQM

Surrounded by pretty, easy care gardens in a private setting, this beautiful four bedroom, two bathroom home is perfect for those seeking peace and quiet, and close proximity to town. Upon entering, you are immediately struck by the easy flow between living and dining and onto a spacious family room looking out over the sun filled back garden.

For Sale Price Guide \$1,250,000

Reece Woods 0423 851 197



first national
REAL ESTATE | Bowral



REECE WOODS, ALLAN FALVEY, LYN CLARK, LINDA BORDIGNON, ANNA FALVEY, SARAH CASSIDY AND JULIE HARRADINE

Following the catastrophic fire that swept through businesses on Bong Bong Street in Bowral in July, First National Real Estate Abode Property has risen from the ashes, updated its name to First National Real Estate Bowral and secured new premises in Corbett Plaza – literally within sight of its ruined former office.

Having established temporary premises the day after the fire, owners Allan and Anna Falvey say they were overwhelmed with support from the Southern Highlands business community, the First National Real Estate network, and even competitor real estate agents.

'To say that Anna and I were uplifted and carried forward by the community's support would be a huge understatement,' says Allan Falvey.

'People were in contact with us almost straight away, asking what they could do to help. The business community rallied around us, as did friends and family.

'Our sales and property management team hit the ground running the very next day, and we can't thank them enough for their commitment to our customers.

There was no interruption or inconvenience to our clients, which was an extraordinary outcome under the circumstances. We've been able to continue listing, selling and managing property.'

In the days and weeks after the fire, the Falveys and their team found themselves working from the boardroom of Bowral Legal, a nearby firm, with staff contacting clients to let them know what had happened and how to access services until a new location could be set up.

'We have been extremely fortunate to establish a new location in Corbett Plaza and are in the process of setting up our new shopfront, systems and signage right now,' says Allan.

'We should be operating from Shop 3 at 294 Bong Bong Street by the time this edition of Highlife is in print. So, we're looking forward to a new start in Spring and, like everybody, looking forward to a time when all Australians are once again able to move about freely and plan for the future.'





Having helped 36 parties transact, both on and off market in the last six months, we continue to break some area records and achieve the best possible results for our clients. Spring is now upon us and all indications are that the property market is about to take another leap forward, with buyers from out of area wanting to move to our beautiful Southern Highlands. With expert knowledge of the local market, we are here to help you achieve and exceed your real estate goals so don't hesitate to contact us for assistance.

Fabulous Agent *From start to finish, Reece has been faultless. He worked diligently to resolve complex issues and nothing was ever too difficult for him. I cannot recommend Reece more highly. You won't get a better agent!*

VENDOR OF 366 HEADLAM ROAD, MOSS VALE



366 Headlam Rd, Moss Vale

6 BED | 3 BATH | 1 STUDY | 19.91H

Wonderfully welcoming, totally private and radiating charm and character, this enchanting homestead is serenely nestled on an expansive, just under 50-acre lifestyle property perfect for horse-lovers and anyone dreaming of a relaxed country haven with views and privacy in abundance and space to breathe.



106 Burradoo Rd, Burradoo

4 BED | 5 BATH | 1 STUDY | 2,200SQM

Sitting majestically on just over half an acre of stunning manicured lawns and gardens in one of Burradoo's finest streets, this elegant home of spectacular proportions is something truly special. Perfectly to scale, everything about this home reflects size and grandeur with four bedrooms, all with ensuites, or a fifth/home office.

SOLD Contact Agent

Reece Woods 0423 851 197

SOLD \$2,950,000

Reece Woods 0423 851 197



**first
national**
REAL ESTATE | Bowral

Shop 3 Corbett Plaza, 294 Bong Bong Street, Bowral | 4861 4861 | firstnationalbowral.com.au



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As a leading independent agency in the Southern Highlands and beyond, we provide exclusive real estate services with tailored solutions so that you don't get left behind.

For an informal, confidential discussion and appraisal, please call the team at Haydon Homes & Properties:

**Eloise Haydon on 0488 422 888
Robert Sampson on 0421 836 535**

Haydon Homes & Properties, Bowral
18 Carrington Road, Bowral
w: haydonhomesandproperties.com.au



SELLING YOUR HOME THE RIGHT WAY. FOR YOU. WITH YOU



27 Gladstone Road, Bowral

A Timeless Masterpiece of History and Beauty

Embracing its 133-year-old heritage with impeccable grace and set on a sprawling and leafy 1.98-acre block, this beautiful residence is an absolute delight to behold. Sympathetic updates have seen the home become the vision of elegance it is today, where its magnificent legacy is honoured and intertwined with considered modern touches. Interiors are generous and welcoming, with original Baltic pine floors, soaring ceilings, deep skirtings and picture rails just some of the traditional elements that complement the home's soothing palette and delicate enhancements. Outside is an exploration of original 1930s stonework and pathways, through lush and expansive gardens that meander down the gentle slope of the land.



4 2 2 1.98 acres

For Sale
Contact Agent

View
by appointment

Cameron McKillop 0417 253 635
Ben Olofsen 0419 019 423
theagency.com.au



11 Edward Riley Drive, Bowral

Country Hamptons Living, Dress Circle Setting

Impeccably master built by a renowned builder with themes of understated luxury showcased at every turn, this exceptional home is set on a 2.54-acre block and is a celebration of timeless elegance and superior comfort. Open-plan living sees a 100-year-old recycled sand-stock brick fireplace and a barn-style ceiling combine with gorgeous spotted gum floors to deliver the unmistakable warmth you would expect of this Hamptons inspired modern country home. In the heart of the home, kitchen perfection and a fabulous butler's pantry await, sure to make hosting guests a seamless and enjoyable affair. Four bedrooms – inclusive of a palatial master – await you at the end of the day, as do two luxurious bathrooms, where you will feel the weight of the world simply wash away.



4 2 2 2.54 acres

For Sale
Contact Agent

View
by appointment

Ben Olofsen 0419 019 423
Cameron McKillop 0417 253 635
theagency.com.au

THE AGENCY



30 Old Jamberoo Road, Robertson

Inspired Country Living with Breathtaking Views

Showcasing an enviable location on the fringe of Robertson, this beautiful property embodies peaceful and refined living, with a stunning exterior of reclaimed Italian bricks and weatherboard panels setting the tone for what awaits you inside. Spread across two gloriously light-filled levels, soaring ceilings, wide oak flooring and a superb suite of luxury finishes deliver an exquisite elegance that will indulge your senses and soothe your soul. As the northerly sun streams into the front of the home, you'll find yourself unable to avert your eyes from the sweeping panorama that embraces you, across the adjacent orchard, over the escarpment and out towards the coast. Entertaining friends or simply relaxing with family will be time you'll treasure as memories are made next to the firepit, under the stars.

   
4 2 2 1486m²

For Sale
Contact Agent

View
by appointment

Ben Olofsen 0419 019 423
Cameron McKillop 0417 253 635
theagency.com.au



109 Moresby Hill Road, East Kangaloon

Haven of Semi-Rural Tranquillity

Whether you're looking for a permanent country escape, or you just want to have your own piece of paradise available on a whim, look no further. Occupying just over 4.84 acres in arguably one of the most picturesque regions in the Southern Highlands, this beautiful sanctuary radiates tranquillity and embraces a simpler and infinitely more enjoyable way of life. Once an integral part of the local dairy industry, the original cattle crush and ramps still exist as does a substantial amount of shedding. The cottage itself melds perfectly with its leafy rural surrounds and provides extremely comfortable living, while several outdoor spaces will ensure time with family and friends is well-spent, immersing yourselves in the lush rainforest backdrop, or perhaps dining alfresco underneath the magnificent Golden Elm tree.

   
3 2 4 4.84 acres

For Sale
Contact Agent

View
by appointment

Cameron McKillop 0417 253 635
Ben Olofsen 0419 019 423
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*How does one describe perfection?
The more you explore the extraordinary detail of this amazing estate,
the more you're in awe of the craftsmen who created it*

'Ducks Crossing' | Bowral

From the moment you enter the grand foyer with its 3.5 metre ceilings you realise this home is special. The French marble fireplaces, the English oak floors, the Ralph Lauren fabrics, the superb cabinetry, this is a home of exquisite attention to detail.

Featuring formal and informal living, inviting window seats, media room, grand office, two delightful gourmet kitchens, 4 bedrooms, 4 ensuite bathrooms, 2 powder rooms, triple garage, large workshop/storage room and a huge laundry. Naturally the efficiency and technology are also brilliant with C-Bus lighting, two hydronic heating systems, double glazing and automation at your fingertips.

Then there are the outbuildings. The gorgeous guest cottage is tucked away to one side of the garden and accessed via a side extension of the driveway. It's as cosy and comfortable as one would expect on an estate of this stature. A central paved pathway leads you from the home to the luxurious Italian inspired pavilion housing a spa pool, steam room, shower, kitchenette, powder room and tranquil sitting deck. It's suitable for all Highland seasons.

Last but not least are the wonderful grounds. Simply put, the landscapers deserve an award. Complexity and simplicity blending so well – delightful but not overdone. Garden rooms, mature hedges and trees, paved paths, brick lined driveways, water features and lush lawns. They're so pleasant and complementary to the infrastructure they surround.

Only a 10 minute walk into Bowral or pop over the fence and sample a few holes of the adjoining golf course. This is luxury living at its best.

Price guide
\$5,500,000 to \$6,000,000

Philip Dwyer 0439 467 468
Philip.dwyer@elders.com.au
eldersrealestate.com.au/ 23266955



**Southern
Highlands**



31 Payten Street,
Mittagong
3 beds 2 baths 2 cars

Five exclusive new residences that showcase light-filled spaces curated for relaxing, entertaining and luxurious low maintenance living. Each villa delivers generous proportions, beauty and function for a seamless indoor/outdoor lifestyle. Placed on a quiet no-through road, backing onto a reserve close to Mittagong and Bowral's shops and cafes.

FOR SALE
Private Treaty

WELCOME
By appointment

AGENTS
Anne Stone 0414 457 868
McGrath Southern Highlands 02 4862 2122

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Anne Stone

Southern Highlands Specialist
annestone@mcgrath.com.au
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Grace and Elegance in Old Bowral

Bidura c1920

Bidura, reminiscent of Gatsby-era splendour, offers the discerning buyer a home of grand proportions, luxurious spacious living and beautifully appointed new bathrooms and kitchen. The interior boasts high ceilings, original fireplaces and black-japanned kauri pine floors. Statement lighting, designer bathrooms, and a soft modern colour palette make for an interesting fusion of modern-meets-historic beauty. Bidura will capture your heart with its vast, established gardens amidst peaceful, beautiful district views across to Mt Gibraltar, centrally located in historic Bowral.

5 3 2 5416sqm

Address: 2 Albert Street, Bowral
For Sale: \$4,750,000
Inspect: By appointment
Contact: Duncan Hill 0414 486 114
 James Sgouros 0477 778 235



BEYOND THE TREETOPS – BOWRAL



- One of Old Bowral's best kept secrets
- Secluded, peaceful, standing tall with 180° views
- Mature terraced gardens surround this outstanding residence set on 824m²
- 3 bedrooms, separate study, 3.5 bathrooms
- Open plan kitchen, living, dining opening to conservatory
- Superbly appointed throughout
- An offering rarely found in Old Bowral

PHONE FOR A VIRTUAL TOUR

3 bedrooms | 3.5 bathrooms | 2 garages | 824m²

Price Guide: \$2,500,000

Margaret McCauley
0417 679 147



Email: margaret@margaretmccauley.com.au Tel: 02 4862 5433

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* See contract conditions.



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