

Highlife

COUNTRY LIFE IN THE SOUTHERN HIGHLANDS OF AUSTRALIA

\$11.95 INCL GST
AUG/SEPT 2023

TM®

Stonehaven
at home on
Mount Gibraltar

TALES OF
AN ANTIQUE
DEALER

RACING AHEAD
Gai Waterhouse

Bendooley
Estate's
next chapter

*Bring on
Spring*

Tulip Time secrets +
an evolving bulb garden

wild & wonderful
BIRDS OF THE BONG BONG TRACK

ANNUAL
HIGHLANDS
WEDDINGS
SPECIAL



B O W R A L

With unrivalled and breathtaking views across the treetops of Bowral to Mt Gibraltar, this stunning architectural masterpiece on five acres combines edge-of-bushland privacy with edge-of-town convenience. A front cover feature home of *Highlife* magazine, the renovation has made extensive and artful use of structural steel, glazing and timber to provide a luxurious 5/6-bedroom family home that is both grand and warmly welcoming. A four-times winner in the 2018 Master Builder Awards, features include a sparkling ten-metre infinity pool plus self-contained pool house, large solar system and 6-car garaging. Contemporary luxury, artisan finishes, and unearthly views make this one of Bowral's finest.

Contact Agent

Samuel Lindsay 0404 647 609

DREW LINDSAY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsay.com



“ M E L F O R D ” B O W R A L

The charm of a bygone era has been expertly blended with refined modern luxury in this Old Bowral beauty. ‘Melford’, c1913, sits on a private, elevated garden acre, with stunning views. Extensively renovated, majestic reception rooms flow to a spectacular country kitchen, and a delightfully versatile floorplan allows for several living zones.

A second building contains an entertaining area, second full kitchen, parking, a traditional sauna, bathroom, gym/sewing room and workshop; convert to guest accommodation with own driveway if desired (STCA). Rose gardens, deciduous trees and gracious garden nooks abound. Footsteps from Cherry Tree Walk, ‘Melford’ offers the best of Old Bowral.

Contact Agent

Samuel Lindsay 0404 647 609

DREW LINDSAY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsay.com



“SHELDAN WOOD”
22 KIMBERLEY DRIVE, BOWRAL

A beautiful and expansive family residence on five tranquil acres right on the edge of Bowral, ‘Sheldan Wood’ offers a mix of exquisite bush seclusion and grounds of park-like grandeur. North-facing, soaring ceilings, a private lake with jetty and boatshed and still you are just a five-minute drive to wonderful schools and amenities. The main home boasts four oversized bedrooms, a huge games room and a covered alfresco entertaining area with pizza oven and kitchenette. Enjoy wood fires, and a newly refurbished kitchen. A self-contained guest cottage is nestled into the sublime gardens to complete the picture.

Contact Agent

Samuel Lindsay 0404 647 609

Reece Woods 0423 851 197

DREW LINDSAY



firstnational
REAL ESTATE | Bowral

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsay.com



“VELVET RANCH” ROBERTSON

A working horse property, the equestrian facilities are second to none. A twelve-stall stable complex complete with 2 larger Stallion Boxes, Vet Room, Feed Room, and Tack Rooms are complemented by a vast indoor round yard with a viewing area. Outdoor and Indoor wash bays, a spectacular indoor arena fully under lights, an outdoor arena and grassed arena that would suit any equestrian discipline. Post and rail Polvin fencing systems with full electrics. Day paddocks and spelling paddocks with Bridle paths throughout the property. Staff and Manager accommodation within the complex with two separate road entrances.

Amazing details – both interior and exterior offer plenty of space and are very functional for both riders and horses. Once used as the training base for the Sydney Olympic show jumping team, every detail has been considered. This uniquely designed property is the perfect location for a private equestrian property, Airbnb or event centre and so much more!

Contact Agent

Samuel Lindsay 0404 647 609

DREW LINDSAY

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With its tranquil garden and art-filled home, *Stonehaven* is aptly named. It's set on Bowral's Mount Gibraltar, where trachyte was once quarried, but the garden's plentiful stone is used to its advantage.

78 **IT STARTED WITH A BOOK BARN**

It's 40 years since Leo Berkelouw built a book barn in a paddock outside Berrima, and 10 years since his son Paul boldly converted it into a wedding venue. We ask Paul about the evolution of Bendooley Estate.

86 **WHERE THE WILD THINGS ARE**

Many people enjoy the scenery as they walk, run and cycle along Burradoo's Bong Bong Track, which connects to the Cecil Hoskins Nature Reserve. Photographer Jacqui Davey sees a lot more.

92 **OUT ON THE TILES**

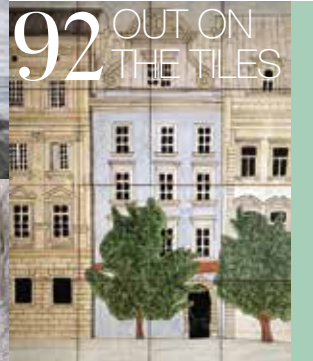
The hard surface of tiles provides the perfect fit for Bundanoon artist Virginia Arregui's depictions of international architecture.

96 **THE SECRETS OF TULIP TIME**

You've probably never considered the planning that goes into Bowral's popular Tulip Time Festival, but it's a year-long project. Head horticulturist Rod Mcternan takes us behind the scenes.

100 **BULBS AND BEYOND**

Hillview, a one-acre garden in Exeter, was once owned by a bulb specialist and retains thousands of varied examples – as well as many more eye-catching attributes.



92 **OUT ON THE TILES**



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Imagine being able to wander into your own backyard or through your paddocks to gather the fruits of your own little forest. Kirstine McKay shares tips on growing fruit trees.

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Athol Salter and Jane Crowley, the father-daughter team who work together at Dirty Janes, have collaborated to write a book about Athol's experiences as an antique dealer in the 1960s and '70s.

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If you're looking at options for your big day, our annual wedding round-up offers plenty of inspiration for a picture-perfect country wedding.



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Cameron and Stuart Reid

COVER: *HILLVIEW*, EXETER.
PHOTOGRAPHED BY TONY SHEFFIELD



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Ware & Co.



Mossbrook, the 43ha estate at Avoca, has been listed for sale through Victoria Akins of Drew Lindsay Real Estate. The Walkers Road holding comes with a charming weatherboard cottage dating back to 1875, which has been extended and transformed into a five-bedroom home. *Mossbrook* also has a one-bedroom guest cottage, which was once its dairy. There is a four-stable complex with feed room, tack room and four post-and-rail horse yards. A creek runs through the six-dam property, which last sold for \$2.05 million in 2016.

Wombat Hollow, the East Kangaloon home of the Yabsley family, has been listed for sale through Knight Frank Sydney agents Nathan Berlyn and Andrew Blake. The marketing suggests an estate resembling a secluded village, with a rustic Australian ambience. It comes with a four-bedroom stone house, a one-bedroom cottage, four sheds and two huts, providing living and sleeping quarters for 14. The Kirkland Road property is zoned C3 Environmental Management, allowing for bed and breakfast accommodation, eco-tourist facilities and education facilities. The grounds include tennis court and pool, a rugby field with a cricket pitch, an orchard and horse paddocks. It is suitable for helicopter traffic. The property last traded in the late 1990s when bought from Ted and Wendy Ambler.

The Silos, a 19ha estate in East Kangaloon, has been sold for \$5.3 million. Listed through Debbie Pearce of Belle Property, the estate has five fenced paddocks and Nepean River access. The primary residence was built in 2009 as a single-level four-bedroom, three-bathroom abode designed around a silo concept. It is set within Charlotte Webb-designed irrigated gardens. The property has a self-contained studio, plus machinery shed, wood store and workshop.



CLOCKWISE FROM TOP LEFT THE SILOS,
TEFFONT AND WOMBAT HOLLOW

Bendemere, a Range Road Mittagong estate, has been listed for sale through Gene Fairbanks at Ray White Bowral. The house, on a two hectare holding, was designed three decades ago by architect Graeme Over. Located on one of the district's highest points, it boasts views towards the Blue Mountains, Berrima, Sydney, and the South Coast. The five-bedroom house has 820sqm of internal space across five pavilions, which includes an octagonal office. There is an indoor heated pool, plus spa and sauna. Its garden features many trees, extensive pathways, ponds and manicured hedges. *Bendemere* last sold for \$2.85 million in 2015.

Mittagong's most recent sale was \$4,625,000, also on Range Road, when **Summerlea** was sold by Hayley Sneddon at Home & Hearth Property. The five-bedroom, five-bathroom house on almost two hectares was on the market for just 37 days. It last sold at \$3.05 million in 2019, when it took 44 days to find its buyer.

Lavender Hill, a five-bedroom, three-bathroom Mittagong estate, has been listed with a \$3.8 million asking price through Reece Woods and Sarah Cassidy at First National Bowral. The home sits on a 6430sqm Webb Street holding. It comes with an orchard of plums, apples and cherries, and a dam-irrigated vegetable and herb garden. It last sold in April 2020, after just six days on market at \$1.65 million. Its past owners include the Mercurio family.

Sunnyridge, a Bowral trophy home, has been sold for \$2.175 million through Sandie Dunne of Dunne Southern Highlands. The initial price guidance for the three-bedroom house had been \$2.3 million. Built in 1985, the Hopewood Road abode sits on a 4654sqm parcel. It comes with a double garage plus a workroom and a garden shed. *Sunnyridge* recently saw some renovations including a new coat of paint, new bathrooms and new blackbutt floors. It last sold for \$1.32 million in 2020, just short of the \$1.395 million to \$1.475 million sought at the time. It has at times operated as an Airbnb.

Glenfarne, a traditional style Bowral estate, has been listed for sale through Anne Stone and Melissa Johnson of McGrath. It is being marketed as a "showpiece of timeless elegance and grandeur". Located on Aitken Road, the estate spans 5237sqm across two titles. The brick two-storey five-bedroom residence sits amid gardens with cool climate plantings. There's a coach house with double garaging and self-contained accommodation. *Glenfarne* last sold for \$1.55 million in 2003. Its recent price guide is \$4.95 million.

Teffont, an Alf Stephens-built Bowral house on 2251sqm, has been listed for sale. Hugh Hanrahan at Ray White Bowral has the Old Bowral listing with a \$3.75 million to \$3.9 million price guide. The two-storey Aitken Road house with Tudoresque facade and pitched gable roof has five bedrooms and three bathrooms. There is a near-new kitchen, and the self-contained 'Loft' incorporates a kitchenette, bathroom and laundry and an upper-level bedroom and sitting area.

■ Jonathan Chancellor writes for
The Sunday Telegraph.



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33-35 Railway Avenue, Bundanoon

4 bed | 1 bath | 4 car | 539.58 sqm

Cloaked in history, this special property is one of the original buildings in Bundanoon, built in 1924. This unique offering unveils a large retail shop at the front & a charming weatherboard cottage at the rear. There is also a garage & studio, terraced parterre gardens & entertaining areas. Opportunity for plenty of income potential. The business, "Bundanoon Botanicals", can be purchased privately.

Contact Agent

Jayne Barker 0414 834 107

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- Construction underway: Target April 2024 completion.

Contact us to register your interest

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www.theacebowral.com.au

RayWhite

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Berrima

Set against a picturesque mountainous bushland backdrop and nestled amongst hardy natural gardens, this incredible rural estate delivers an infinitely peaceful sanctuary immersed in 100 superb acres. With generous frontage and access onto Wingecarribee River this is a dream lifestyle property.

Homes of this unique style and calibre are rare. Located just moments from the beautiful heart of Berrima, also within easy reach of local vineyards, excellent restaurants and vibrant Bowral.

BED 5 BATH 3 CAR 2 + 4 Open

Ray White Bowral

Sale Contact Agent

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gene.fairbanks@raywhite.com

Kathryn Pogson-Pike 0452 230 383
kathryn.pogsonpike@raywhite.com



RayWhite

'Bendemere' 485 Range Road, Mittagong

A 5-acre, majestic masterpiece rising proudly from one of the district's highest points, this show-stopping estate revels in its prestigious position on the coveted northern side of Range Road, approximately 10 minutes' drive to Mittagong and 15 minutes' to Bowral.

The home spans an extraordinary 820sqm of internal area across five full brick pavilions and boasts a panoramic backdrop across to the Blue Mountains, Berrima, Sydney, and the South Coast that is guaranteed to take your breath away.

BED 5 BATH 3 CAR 5

Ray White Bowral

Sale Expressions of interest

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gene.fairbanks@raywhite.com

Kathryn Pogson-Pike 0452 230 383
kathryn.pogsonpike@raywhite.com

McGrath Southern Highlands



40 Eridge Park Road, Burradoo **For Sale**

4 BEDS | 2 BATHS | 3 CAR | 4,614sqm

Classic Style, Exceptional Space and Prestigious Location

Superbly located and occupying an absolutely private landholding of just over an acre, you could be forgiven for thinking this impressive residence was all about the gardens that embrace it. However, inside you'll discover light-filled and well-appointed living spaces that radiate comfort and style.

Dianna Reiche 0497 112 455
diannareiche@mcgrath.com.au



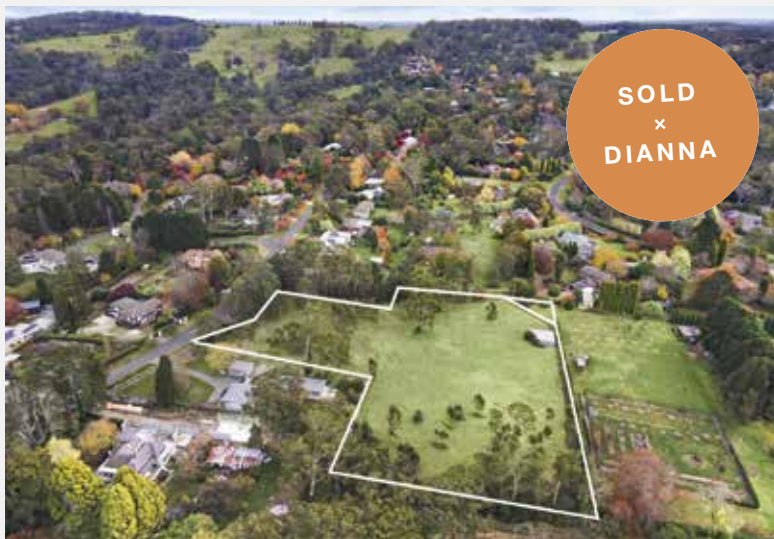
40a Yean Street, Burradoo **For Sale**

5 BEDS | 4 BATHS | 2 CAR | 2,208sqm

European Inspired Grandeur in an Exclusive Blue-Ribbon Location

Electric entry gates and a tree lined driveway guide you to this magnificent residence, embraced in resplendent gardens and offering a superb lifestyle in a highly desirable location. A home of sophisticated beauty and functionality where all your needs will be effortlessly met, it is defined by quality finishes and generous proportions, while also celebrating the indoor/outdoor living experience. Prepare to be impressed.

Dianna Reiche 0497 112 455
diannareiche@mcgrath.com.au



Lot 15 & 16 Mount Road, Bowral **Sold**

12,000sqm

Two Picturesque and Enviably Located Land Parcels

Grand established trees in a premium location are just a couple of the features of these prized land parcels that make them an opportunity not to be missed. Boasting a combined total parcel of nearly 3 acres, they are available to purchase either separately or as one lot, presenting exciting potential to create a magnificent country estate.

Dianna Reiche 0497 112 455
diannareiche@mcgrath.com.au



13 Hamilton Avenue, Bowral **Sold**

5 BEDS | 4 BATHS | 8 CAR | 4,606sqm

Exquisite Bowral Living Without Compromise

Channelling the timelessness of Hamptons elegance and farmhouse luxury, this swoon-worthy home is a celebration of superior craftsmanship and high-end finishes. Resting amid inspiring landscaped grounds and with the promise of flawless everyday living and entertaining, a lifestyle of absolute indulgence awaits.

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McGrath

mcgrath.com.au

McGrath Southern Highlands



'Lisdoonvarna' 5201 Illawarra Highway, Burrawang **For Sale**

4 BEDS | 1 BATHS | 4.4 ACRES

Nestled Amid a Sea of Glorious Greenery

The embodiment of character and enchantment, this c1930s residence is nestled amid a sea of glorious greenery, affording it an indulgent sense of seclusion. Promising a sanctuary that must be experienced to be truly appreciated, this home is so very special you may never want to leave.

Anne Stone 0414 457 868
annestone@mcgrath.com.au



745 Barkers Lodge Road, Picton **For Sale**

10 BEDS | 10 BATHS | 69.28 ACRES

'Mowbray Park'

The landmark property is comprised of 69.28 hectares of undulating land located 10 kms outside of the heritage town of Picton. The substantial brick homestead (circa 1880) is approx. 700sqm internally comprising of ten ensuite bedrooms. The property has a further six buildings of mixed use and heritage significance.

Anne Stone 0414 457 868
annestone@mcgrath.com.au



'Sallybank' 1641 Kangaloon Road, Kangaloon **Sold**

4 BEDS | 2 BATHS | 3 CAR | 15 ACRES

Enchanting architectural oasis set amid 15 sprawling acres

Set over 15 acres of park-like gardens and enchanting rainforest scenery, this captivating cottage-style oasis has been architect-designed for luxury estate living. It delivers a magical sense of seclusion, approximately 20 minutes from Bowral's shopping hub.

Anne Stone 0414 457 868
annestone@mcgrath.com.au



'Yarrawa Glen' 233 Wallaby Hill, Robertson **Sold**

5 BEDS | 3 BATHS | 3 CAR | 47 HECTARES

A Southern Highlands Country Retreat

'Yarrawa Glen' is a Southern Highlands luxury country retreat and farm sitting on 47 hectares of rolling green pastures located in Robertson. The modern stone five bedroom farmhouse, which also has a one bedroom 'eco house', has recently been renovated and has amazing views over Kangaroo Valley.

Anne Stone 0414 457 868
annestone@mcgrath.com.au



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Katie Schoonbeek
Senior Property Manager
Business Development Manager

0492 934 219 Katie@fnbowral.com.au



January – June Market Update

The Southern Highlands real estate market has experienced robust demand from first home buyers, particularly in the price range up to \$1.2 million. However, the market is currently facing low levels of stock at this price level, leading to increased competition among buyers. On the other hand, properties in the higher price range of \$3 million and above have been slow-moving, indicating a more subdued market segment.

The prevailing concern among buyers and investors revolves around interest rates and their potential impact on the market's future trajectory. This uncertainty has contributed to a sense of caution among some buyers. Nevertheless, well-priced properties that are appropriately represented by active agents continue to attract buyers, with an average selling timeframe of around 60 days.

Despite the market's mixed dynamics, it is essential to work with experienced professionals who can provide accurate guidance and ensure successful transactions. Overall, the Southern Highlands real estate market presents a varied landscape, with strong demand in certain price ranges and lingering concerns regarding interest rates, ultimately shaping buyer behaviour and market performance.



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8 Webb Street, Mittagong 'Lavender Hill' | FOR SALE | Contact Agent
5 BED | 3.5 BATH | 3 CAR | 6,430 SQM



SOLD Off Market \$940,000



10 Merrett Drive, Moss Vale
5 BED | 2 BATH | 2 CAR



SOLD Prior to Auction \$910,000



66 Throsby Street, Moss Vale
3 BED | 2 BATH | STUDIO/GARAGE



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reece@fnbowral.com.au



Sarah Cassidy 0467 049 063
sarah@fnbowral.com.au



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33A Osborne Road, Burradoo

5 BED | 2 BATH | 2 CAR

Elegant Masterpiece

Nothing to spend and specifically designed for contemporary living, this custom-built north facing residence was the August 2019 front cover and feature home of Australian House and Garden Magazine. It boasts superior craftsmanship, a single level floorplan, five generous bedrooms with built-in wardrobes, a master with walk-in robe and ensuite, a separate over-sized home office, hydronic heating, gas log fire and fully ducted air conditioning as well as both north and south facing alfresco entertaining areas. This exquisitely styled, elegant, low-maintenance home of grand proportions is nestled on half an acre of professionally landscaped gardens in the heart of Burradoo.

For Sale

Open for inspection

As advertised
or by appointment

Contact

Corina Nesci | 0416 523 155
corina@highlandproperty.com.au



Elissa Bortignon



Sandie Dunne



Karl Zabel



Anj Reyes



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The Old Fire Station 1890

Goulburn

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