

# Highlife

COUNTRY LIFE IN THE SOUTHERN HIGHLANDS OF AUSTRALIA

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**Collette Dinnigan**

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For five generations, Drew Lindsay Real Estate has offered the most unique and significant properties in the Southern Highlands. With a tradition of trust and an understanding that local success requires a global perspective, we are proud to announce the formalisation of a 30-year working relationship with Sotheby's International Realty, the world's leading real estate agency.

Our local knowledge is now backed by exceptional reach into Sydney and international markets, giving our properties unparalleled exposure and connecting to the finest independent agencies and the most prestigious clientele in the world.





## ‘HILLVIEW’ SUTTON FOREST

The vice-regal summer retreat of sixteen consecutive NSW Governors and once known as ‘the most exclusive house in NSW’, a rare opportunity has arisen to purchase the long-term government leasehold of ‘Hillview Estate’ (c1870). An impressive, rambling main residence, eight cottages, various outbuildings and 150 acres of gardens, parklands and paddocks, ‘Hillview’ is currently a family home, a successful accommodation and events venue, and an impressive outdoor sculpture park that can remain if desired. Ramble through the gracious rooms and be transported to times past — the original fittings and furniture remain. This historic retreat in the quaint village of Sutton Forest offers an affordable lifestyle change on an exceptional and unique estate.

Contact Agent

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Drew Lindsay

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## ‘YARA ANDOO’ MANDEMAR

A spectacular 6-bedroom family home, a 2-bedroom cottage, a productive vineyard, 120 acres of stunning land: historic ‘Yaraandoo’ is the estate of a well-known wine-making family who have created a dream. Minutes from Berrima village, the architect-designed home nestled into established gardens offers 764 sqm of luxurious living. With a large office, conservatory, a plethora of living areas and a spectacular 2000-bottle subterranean wine cellar spread over 63 sqm, ‘Yaraandoo’ is a country estate of rare amenity. Exceptional and productive gardens, a plentiful water supply and seven hectares of grapevines and olive trees: enjoy primary production tax advantages or lease out and simply enjoy breathtaking views.

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## ‘THE LAKE HOUSE’ WILDES MEADOW

Nestled into its sublime lakeside location, and commanding incredible views, this modern masterpiece, designed by Tony Trobe of TT Architecture, is the epitome of contemporary luxury on 11 beautiful acres. The main pavilion-style home is a four-bedroom modern farmhouse that has been architecturally designed to harness nature’s offerings. North facing, and with a light environmental footprint, enjoy double glazing, light-filled interiors and picture windows in every pavilion. In addition to the main home, a charmingly restored 1890s character cottage with one bedroom blends old-world charm with contemporary comforts.

Contact Agent

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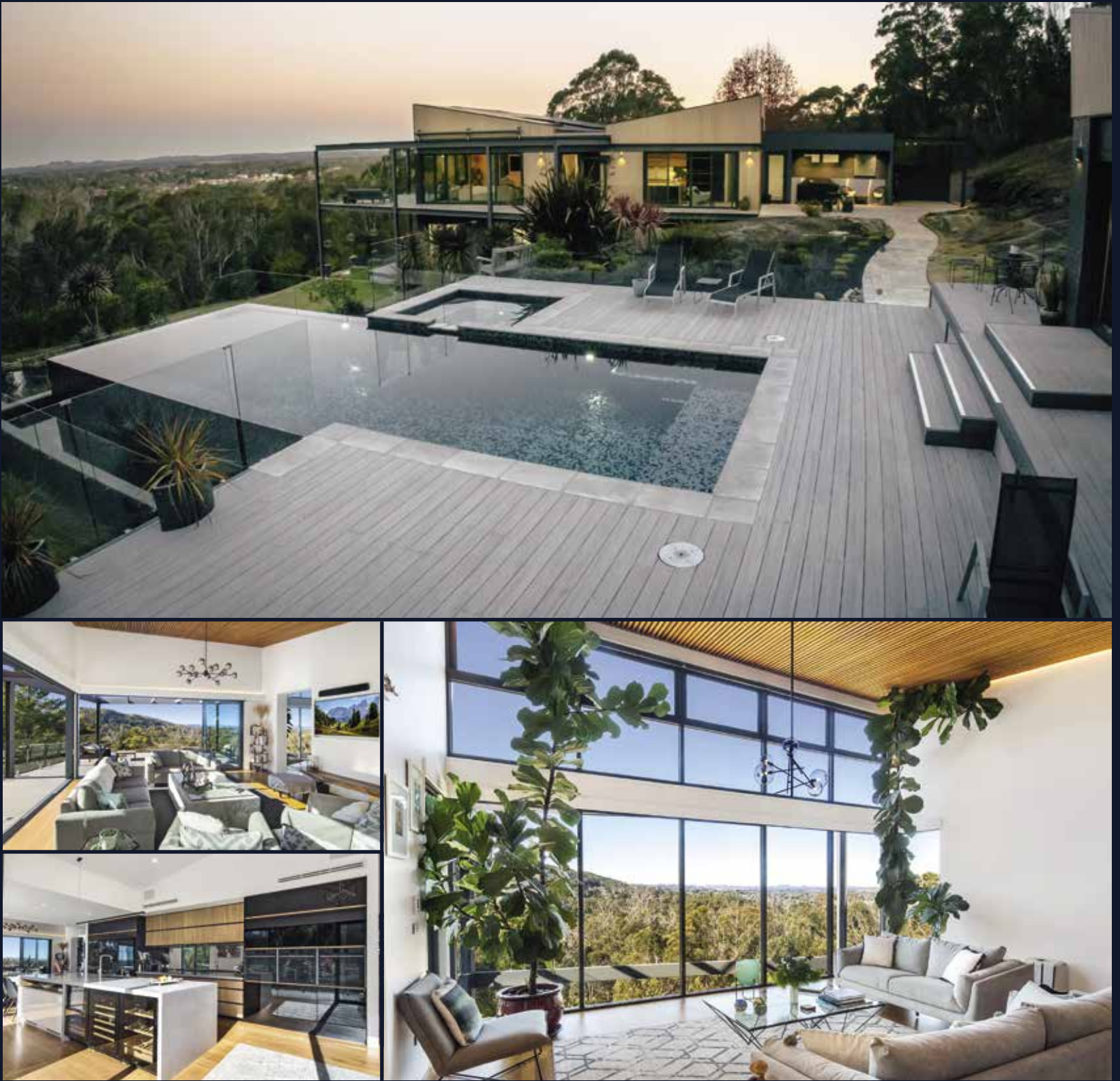
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## 29 BORONIA STREET BOWRAL

With unrivalled and breathtaking views across the treetops of Bowral to Mt Gibraltar, this stunning architectural masterpiece combines edge-of-bushland privacy with edge-of-town convenience and spacious family living. The award-winning renovation, designed by Tziallis Architects, makes extensive and artful use of structural steel, Corten steel, floor-to-ceiling glazing and timber highlights to provide a home that is both grand and warmly welcoming. A front-cover feature home of Highlife Magazine in 2019, this two hectare (five acre) partially cleared bush block capitalises on its perfect orientation to provide comfortable year-round eco-living in glorious style.

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## ‘KYWARRA’ BERRIMA

Discover the luxury of ‘Kywarra’: this spectacular 16-acre New England style home is nestled into stunning countryside at the edge of Berrima village – one of the most sought after locations in the Southern Highlands. A family sanctuary offering space and beauty at scale, this is country-style living at its finest: sumptuous bedrooms, several large formal and informal living areas, an expansive in-home theatre, a rosewood panelled media room and an oversized study are just a few features. Outside, enjoy all the trimmings: a floodlit tennis court, beautiful entertaining facilities and everything for an equine enthusiast or small farm venture.

Contact Agent

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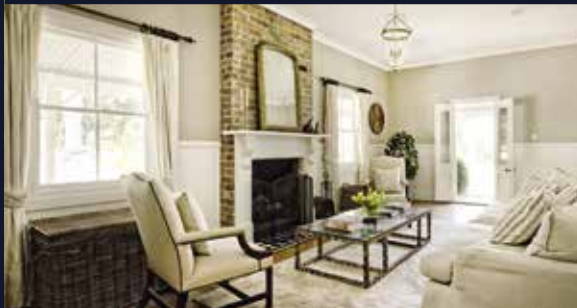
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## ‘BANTRY’ BURRADOO

‘Bantry’ is a breathtaking estate that offers a truly luxurious Highlands lifestyle. On almost twelve acres, this gracious, light-filled weatherboard homestead with wraparound verandas is surrounded by stunning formal gardens. A divine guest cottage is privately sited adjacent to a walled kitchen garden with several water features; extensive equestrian facilities are housed in a delightful stables complex. With the added benefit of dual access, when you drive down Loyalty Lane and enter ‘Bantry’, a truly romantic, upmarket family offering awaits.

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## ‘ MORNINGSIDE ’ 8 NERANG STREET, BURRADOO

Tucked away privately in beautiful Burradoo, this elegant mid-century style masterpiece is an utter surprise to inspect. On over 6000 square metres of lush and level grounds, and with a divine guest cottage, the home has undergone a recent, extensive renovation: inspection is the only way to appreciate its rare beauty. Gracious and unpretentious with timber highlights, picture windows and green views everywhere, ‘Morningside’ is a true showcase of mid-century warmth and elegance. Impeccable craftsmanship is obvious throughout. The state-of-the-art central kitchen with huge butler’s pantry is at the heart of the home. Stunning north facing formal and informal living areas are complemented by a spacious media room. Five generous bedrooms, including two master suites, demonstrate the versatility to easily accommodate the extended family and guests, and that's without taking into account the self-contained cottage!

Contact Agent

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‘ G O W A N   B R A E ’  
1 4   C H A R L O T T E   S T R E E T ,   B U R R A D O O

The home, c1890s, offers the perfect opportunity for lovers of heritage architecture who may wish to update it sympathetically: 12-foot decorative pressed metal ceilings, original fireplaces, the original front door, leadlight windows, three well-sized bedrooms (including large main with ensuite), a study, central kitchen, dining room, formal sitting room and a sunroom.

A contemporary-style extension (STCA) at the rear, taking advantage of the beautiful garden views is easily imagined.

There is plenty of room for a tennis court and swimming pool and the perfect north-to-rear aspect means light-filled living.

A freestanding garage with workshop is located to one side and contains a lovely upstairs studio/loft space which could be renovated as extra accommodation. With solar panels, a potting shed, chicken coop and a variety of outdoor seating areas adjacent to rose-covered arbours, ‘Gowan Brae’ is a country dream, located just five minutes’ from Bowral town centre.

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## ‘YARRANGOWER’ MANDEMAR

Nestled on 120 acres of fine grazing pastures outside Berrima, ‘Yarrangower’ offers a small vineyard and a spacious 3-bedroom plus study/library Tuscan-style homestead that radiates character, luxury and comfort. Architect-designed and built in 2008, the Southern European features and rustic style provide an extraordinary offering: hardware imported from France, tiles handmade in Portugal, and magnificent reclaimed hardwood timber beams throughout. A large wine cellar, library/office and copious storage areas are features. The outbuildings comprise beautifully restored 1830s ironwood slab huts and include an art studio, wine making infrastructure and machinery sheds. 9 paddocks, 8 dams, sophisticated water facilities, a bore and productive orchard and gardens make this a dream country escape.

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## ‘ P O N D E R O S I E ’ M U R R U M B A T E M A N

A beautiful country house and farm, horse facilities and a 35-minute commute to Canberra: ‘Ponderosie’ is glamorous country living with a pool, golf green and every luxury. Just eight minutes to the town of Murrumbateman to visit the bakery, pub, primary school or weekend markets, this exceptional home with extensive equine facilities provides farm life with an easy city commute. With views to the Brindabella Ranges and minutes to award-winning wineries (with cycle paths in between!) be entranced by this lovely 85-acre rural offering in a lovely green valley with views (and with a second 90 acre parcel of adjoining land available for separate purchase if desired).

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## ‘MARLOWE’ EXETER

Picture perfect on 26 acres with uninterrupted panoramic views over lush rolling hills and a newly completed 6 bedroom family home plus an original 3 bedroom cottage, ‘Marlowe’ is the idyllic rural property for the entire family. 11m solar heated pool, vegetable garden and chook run with orchard spread over 5 acres of established, easy care garden and large specimen trees. Currently running as a boutique training facility for thoroughbreds with 8 stables, feed room, tack room, wash bay, 5 horse walker, new hay shed with open bay, multiple paddocks and perfect flat spaces for an arena.

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## 9 BRADMAN AVENUE BOWRAL

Secluded, stunning, substantial: both house and garden have the 'wow' factor on this expansive block, adjacent to the Cherry Tree Walk. They don't come more private or more spacious than this in such prime Old Bowral locations. Completely renovated and extended, there is nothing to do: enjoy breathtaking interiors, gracious old European trees and double-glazed picture windows framing views of rolling lawns and your 10-metre mineral swimming pool. This chic modern farmhouse is whisper quiet, end-of-lane, and yet walking distance to Bowral Hospital, primary school and five-star eateries. This is 'escape-to-the-country' in the best part of town.

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AVOCA



AVOCA



BERRIMA



BERRIMA



BERRIMA



BOWRAL



BOWRAL



BOWRAL



BULLIO



BURRADOO



EXETER



EXETER



EXETER

# Recent Sales



GLENQUARRY



GLENQUARRY



KANGALOOD



MITTAGONG



MITTAGONG



MITTAGONG



MITTAGONG



MITTAGONG



MITTAGONG



ROBERTSON



ROBERTSON



ROBERTSON



SUTTON FOREST

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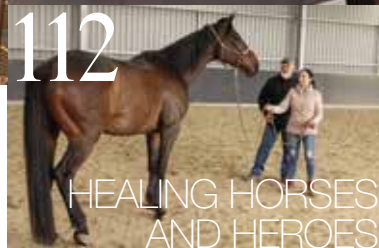
Inspired by composers as varied as Debussy and Scott Joplin, Ann Carr-Boyd AM, patron of the Southern Highlands Symphony Orchestra, has composed more than 300 works over 60 years.

## 120 OFF TO A FLOURISHING START

Five years ago Lyndal and Anthony Pierce's one acre property contained the remnants of an apple orchard and little else. After building their house, they started a garden that is already picture perfect.



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## 136 BERRY TREASURE

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COVER: BURRADOO GARDEN.  
PHOTOGRAPHED BY TONY SHEFFIELD





**Rowena Park**, the 44 hectare Glenquarry estate, has been sold through Andrew de Montemas at Drew Lindsay Real Estate for \$7.5 million. The Sproules Lane holding, which has Wingecarribee River frontage, can run 50 steers with nine paddocks. It has been run by the Burge family since its \$3 million purchase in 2010 when sold by the polo-playing entrepreneur James Burkitt. There is land that has been a polocrosse field, plus horse infrastructure. The main two-storey house has five bedrooms, and there is also a three-bedroom cottage.

**John Alexander**, the former politician and tennis champion, has listed his stately **Iona Park** estate at Moss Vale, with \$10 million to \$11 million hopes. Bradley Cocks and Kate McCullagh at Di Jones have the listing. The homestead, which rents out for just over \$2000 a night on weekends, can sleep up to 20. The sprawling 36 hectare estate carries 20 head of cattle and horses on agistment. Its stable accommodates 14 horses with a horse-riding arena. Alexander purchased the property in 2017 for \$4.8 million.

Another listing, just a few doors away, is **Tobermory**, which is listed through Di Jones colleague Sarah Wotton. It features a two hectare Peter Fudge country garden with homestead offered for the first time since its creation 20 years ago. In 2016 **Tobermory** was selected by the Royal Botanic Garden Sydney for its 200th anniversary exhibition of outstanding contemporary gardens in NSW.

**Kywarra**, a New England style estate in Berrima with century-old pine hedges on its borders, has been relisted with a \$7.7 million to \$7.9 million price guide. Located at Nathan Street on six hectares, the primary five-bedroom homestead has an in-home



CLOCKWISE FROM TOP LEFT VILLA MEDUSA, ROWENA PARK AND ELDON.

theatre, a rosewood panelled media room and a study. The property includes a self-contained cottage, a floodlit tennis court, a dressage arena and extensive landscaping. Samuel Lindsay and Lisa-Marie Cauchois of Drew Lindsay Real Estate hold the listing.

**Eldon**, one of Bowral's earliest homes, dating back to the 1880s, has sold for \$2.55 million. Sarah Wotton of Di Jones secured the sale of the six-bedroom weatherboard located on Bendooley Street. It was first listed with \$2.98 million hopes. Set on 2921sqm, **Eldon** is surrounded by gardens. The period house features high ceilings, open fireplaces and tongue and groove detailing. There is an attached studio. **Eldon** last sold for \$1.2 million in 2015. It was long associated with Henry Southey, headmaster of the former Oaklands school at Mittagong, who died in the 1930s.

**Villa Medusa**, a Berrima estate, has been sold for \$3.925 million after being on the market for four months. Craig McIntosh of The Holidays Collection secured the sale of the two hectare holding at 61 Old Mandemar Road. It comes with a five-bedroom residence with a new pool, spa and gazebo. **Villa Medusa** has been recently operating as a holiday rental property at \$1300 per night with \$70,000 of current and forward bookings taken in the first two months of availability. Built in 2008, it last sold for \$1.9 million in 2019.

**Hollycott**, a four-bedroom Robertson home, has been sold for \$2 million. The May Street weatherboard abode was designed in the style of an old church with an emphasis on high ceilings and the old church door entrance. Andrew de Montemas of Drew Lindsay held the listing for the property, which sits on a 4000sqm parcel. Built in 2007, it also features several lawn terraces and a fire pit. The property last sold for \$1.83 million in 2021.

**Springfield**, an Avoca estate, has been listed through Liam Griffiths of Inglis Rural Property and Sarah Wotton of Di Jones, with \$12 million expectations. Located on Sheepwash Road on just over eight hectares, the property has a suite of residences including a seven-bedroom homestead, a three-bedroom farmhouse, a two-bedroom eco-lodge and two studios. The garden features remnant native flora including an 800-year-old eucalypt. **Springfield** was last sold for \$7.25 million in 2018 by style setter Collette Dinnigan to interior designer Kinchem Hegedus, wife of retired Jones Lang LaSalle Asia Pacific chief Peter Barge.

The Burradoo home of comedian Lawrence 'Moonman' Mooney has returned to the market after an 18-month break. Highland Property's Corina Nesci and Danielle Villavicencio now have the listing of the six bedroom, three bathroom 1930s residence, **Wandarrie**. There is an updated guide of \$4.5 million to \$4.8 million, down from the initial \$4.8 million asking price early last year. Mooney and wife Lou bought the property in 2020 for \$2.95 million after relocating from Melbourne. There is approval for a pool and tennis court for the 6730sqm holding.

■ Jonathan Chancellor writes for *The Sunday Telegraph*.



# EARTH PROPERTY

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## “Aberdeen” Exeter

4 bed | 2 bath | 6+ car | 2.40 ha

A picturesque 5.94 acre block, undulating and cleared, split into house paddock, horse paddock and 4 day yards. Total privacy accessed by a long driveway sets this property over 2kms from Sallys Corner Road. Completely ‘off grid’ with fully automated 5kw solar system, 10kw diesel generator and 48 volt battery storage, ample water, multiple tanks and troughs.

An immaculate farmhouse with large Tasmanian Oak kitchen, large living area with slow combustion fire opening to wraparound verandahs. Outbuildings include an American style barn plus 12m x 12m machinery shed. Direct access to Penrose State Forest with kms of riding/walking trails.

Contact Agent

**Angus Campbell-Jones 0400 300 444**





## 15 Apple Street, Berrima

5 bed | 3 bath | 2 car | 2,023 sqm

This special property offers a lovely cottage with a flexible & versatile floorplan. Large lounge with open gas fire, good size kitchen & pantry, informal dining leads to alfresco entertaining deck, informal living area with a French Godin wood fired heater. Ducted & zoned air conditioning, double lock up garage with adjoining studio. Rear yard with established berry & fruit orchard, cubby house. Only a short stroll to Berrima village. DA approval for additional garaging.

Contact Agent

**Angus Campbell-Jones 0400 300 444**





### 3A Spencer Street, Mittagong

5 bed | 3 bath | 2 car | 2,651 sqm

The home is set at the end of a long private driveway with security gated entry, moments from town yet hidden on the northern side of Mt Gibraltar. Spacious lounge room with new combustion fire & door opening to outdoor entertaining area. New fully appointed bespoke kitchen, sunny informal dining & sitting areas. Study, oversized double garage, beautiful established gardens.

Contact Agent

Angus Campbell-Jones 0400 300 444



## MERRY CHRISTMAS

TO ALL OUR WONDERFUL CLIENTS  
AND FRIENDS

MAY THIS SEASON BE FULL OF LIGHT  
AND LAUGHTER FOR YOU AND  
THE ONES YOU LOVE

Start the new year knowing exactly what your  
home is worth in the current market so you  
can plan for a wonderful 2024!

Eloise Haydon 0488 422 888  
Haydon Homes and Properties Bowral

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W: [haydonhomesandproperties.com.au](http://haydonhomesandproperties.com.au)



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





**RayWhite**

## SALE

**'Cockatoo Hill'** 515 Oxleys Hill Road, Berrima

Set on 40.43 hectares in the beautiful Southern Highlands, a region synonymous with timeless charm and elegant living, 'Cockatoo Hill' stands as an exquisite testament to the epitome of Highlands living.

Within a five-minute drive to visit several vineyards, excellent cafés, bakeries and even a hatted restaurant, you will be in the catchment for some of the Highlands' best schools. This is an exclusive country lifestyle opportunity to purchase one of the Southern Highlands' most stunning rural estates.

### WHY WAIT?

Ray White Bowral | 02 4862 1894

#### Sale

Contact Agent

#### View

By appointment

7 7 8

#### Gene Fairbanks

0448 613 665

gene.fairbanks@raywhite.com

#### Kathryn Pogson-Pike

0452 230 383

kathryn.pogsonpike @raywhite.com

raywhitebowral.com.au



**RayWhite**

## SALE

**'Teffont'** 32 Aitken Road, Bowral

Trimmed in lush greenery and set amid expansive established gardens, the property occupies a half-acre corner block in a premium Old Bowral pocket. Promising a modern lifestyle while retaining its character in this 1930s Alf Stephens built residence. Enjoy the picturesque casual living and dining area, with its northern aspect and the warmth of the enormous open fireplace.

Additionally, a self-contained loft with its own entrance includes a home office presenting an income opportunity or the perfect place for guests.

### WHY WAIT?

Ray White Bowral | 02 4862 1894

#### Sale

Contact Agent

#### View

By appointment

5 3 1

#### Hugh Hanrahan

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hugh.hanrahan @raywhite.com

#### Charlotte Hanrahan

0414 757 727

charlotte.hanrahan @raywhite.com

raywhitebowral.com.au





## 340C Brogers Creek Road, Brogers Creek

4 BED | 2 BATH | 2 CAR

### Berry Hideaway

A property like no other, crafted from river rock, mudbricks and felled timber from the property, this architect-designed natural masterpiece is nestled into its escarpment-edge location to provide inimitable, breathtaking views. Fifty acres of pristine rainforest, curated paddocks and running creeks, a guest cottage and four stables with horse trails throughout the property are yours to explore, but it is the spectacular and unique home that will steal your heart. 'Tahara' is a one-off: an artist's vision for existing in harmony with nature; a captivating four-bedroom family home; a hideaway with views to Barren Grounds Nature Reserve and your private mountain retreat just 20 minutes to the beach or 45 minutes to Fitzroy Falls at the edge of the Southern Highlands.

**For Sale**

**Open for inspection**

As advertised  
or by appointment

**Contact**

Corina Nesci | 0416 523 155  
Tim McGoldrick | 0414 157 794





## 373 Centennial Road, Bowral

4 BED | 3 BATH | 4 CAR

### Timeless Elegance

Through 300-year-old cast iron carriage gates, up a treelined driveway and tucked away in the most prestigious part of the Southern Highlands, sits the magnificent 'Chateau Blondel'. Named for 18th-century architect Jacques-François Blondel, it rises from its elevated rural location like a visage from the French countryside. Within the walls of this almost 1000 square metre exquisite family residence built in 2000, every detail - from the dozens of imported chandeliers to the granite and marble flooring and opulent French-style kitchen, to the baroque dining room that holds a five-metre table - has been meticulously crafted for both warm family living and lavish entertaining at scale.

**For Sale**

**Open for inspection**

As advertised  
or by appointment

**Contact**

Corina Nesci | 0416 523 155  
William Manning | 0409 385 815





## 51 & 53 Shierlaw Road, Robertson

5 BED | 4 BATH | 5 CAR

### Rainforest Retreat

Encompassing a sprawling expanse of 87 heavenly acres on two separate titles, 'Wallagunda' offers two adjoining blocks just ten minutes from divine Robertson village: an extraordinary country retreat. Block One (42 acres) offers a stunning double-storey, French barn-style family home: soaring ceilings, exposed beams, timber floors, four oversized bedrooms, roaring fires and French doors with green views across stunning gardens and woodlands. Sit on the wrap-around verandah and hear nothing but birdsong from a copse of private rainforest or go trout fishing in Barrengarry Creek which runs along the eastern boundaries.

Block Two (a 45-acre adjacent parcel) is partially cleared – meander down an adjoining bush track to scope out a position.

#### For Sale

#### Open for inspection

As advertised  
or by appointment

#### Contact

Corina Nesci | 0416 523 155  
Danielle Villavicencio | 0417 275 546





MERRY  
*Christmas*  
AND A HAPPY NEW YEAR

It's been a year of Highland in the Southern Highlands  
and we would like to wish everyone a very  
Merry Christmas and a happy and healthy New Year.

We would like to extend our sincerest gratitude to all our clients and new faces who have bestowed their trust and support on us throughout the year and are looking forward to a year of prosperity in 2024. Enjoy this special time with family and friends, coming together to spread Christmas joy and merriment in the picturesque Southern Highlands. We can't wait to help you with your property endeavours in the New Year.

For any information about our office, agents or advice on your next property move contact us on 02 4863 5700.





**FOR SALE**



**160 Sloane Street, Goulburn | Contact Agent**  
10 BED | 8 BATH | 1 CAR | 942 SQM



**FOR SALE**



**67 Suttor Road, Moss Vale | Contact Agent**  
4 BED | 2 BATH | 4 CAR | 1,164 SQM



**SOLD**



**68 Hoddle Street, Robertson**  
4 BED | 2 BATH | 1 CAR | 1,491 SQM



**SOLD**



**6 Mairinger Crescent, Bowral | \$1,250,000**  
4 BED | 2 BATH | 3 CAR | 800 SQM



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sarah@fnbowral.com.au





**14 Mansfield Road, Bowral | FOR SALE | Contact Agent**

**4 BED | 2 BATH | 5 CAR | 8,000 SQM**

Nestled within an exclusive enclave celebrated for its opulent estates and vast expanses of land, this extraordinary residence exudes an unparalleled sense of privacy. The property captivates with its lavish green lawns, meticulously manicured hedges, and mature trees, fashioning a sublime garden oasis that seamlessly integrates with the home, creating an idyllic indoor-outdoor sanctuary at every corner.



**Reece Woods**  
**0423 851 197**

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**Isabella McMahon**  
**0493 612 356**

isabella@fnbowral.com.au



**Sarah Cassidy**  
**0467 049 063**

sarah@fnbowral.com.au



Your partners  
in property



# Meet Kate Johnson.

Proudly serving the *Southern Highlands* community.

Knight Frank Southern Highlands has acquired WM Carpenter Real Estate and welcomed industry veteran Kate Johnson to their team. With over 30 years of experience, Kate brings a wealth of knowledge in Southern Highlands Commercial Real Estate, along with a commitment to integrity and exceptional service.

Contact Kate Johnson **0410 495 246** [Kate.Johnson@au.knightfrank.com](mailto:Kate.Johnson@au.knightfrank.com) for all your property needs.

**Commercial Sales • Commercial Leasing • Commercial Management**



If you would like to invest in the *Southern Highlands*, reach out to your partners in property today.





# ASHBY YORK

Rural. Commercial. Residential

## Our Story

*On an early winter's evening, sitting in front of the crackling fire in the barn that my wife and I built with our own hands, I happened to glance out my window and caught a glimpse of something white, almost shining on the hilltop afar. I got up slowly, the floorboards creaking underfoot as I stepped close to take a better look. The famous Highlands mist had started to creep in, settling between myself and the almost round mountain. Mount Ashby, known to be the place that locals came to 80 years ago during the big drought to get water from the springs. Occasionally dusted with snow, it is teeming with wildlife, including the rare white deer I saw that night.*

*That mountain was the beginning of the Ashby York story. Inspired by the grandeur and elevated presence, nearby wineries and restaurants, enclaves of villages nestled nearby, it had stood the test of time, stoic and constant.*

*As my eyes searched through the mist, an idea formed. The fabric of our home, the essence of family and this scenic landscape I called home. And so, the seed of Ashby York was planted. Ten years later, Ashby York stands tall as a boutique real estate agency, and is a testament to the power of a dream and the dedication of those who believe in it. From its humble beginnings in the Southern Highlands, it has grown into a national presence selling rural, residential and commercial real estate.*



**Steven Westlake**  
Principal

**At Ashby York we achieve exceptional results for our clients through a combination of expertise, innovation and a tailored approach – every time. What stands us apart? We make you the priority. Call us today and experience the difference.**

ASHBY YORK

Rural. Commercial. Residential

Suite 14, 328-332 Bong Bong Street, Bowral

Call us 1800 818 458

 [hello@ashbyyork.com](mailto:hello@ashbyyork.com)  [www.ashbyyork.com.au](http://www.ashbyyork.com.au)





## “Kia-Ora”, Kangaloon

## Contact Agent

Nestled within an exclusive and prestigious enclave, this remarkable 6.5 acre sanctuary offers a harmonious blend of rural serenity and refined modern country living.

Enjoy the stunning entertainer's kitchen, accompanied by an elegant living room that extends to a wraparound, enclosed verandah – perfect for entertaining. Through large picture windows, immerse yourself in views of nature. A delightful alfresco terrace, sheltered by a gabled roof, invites cherished moments with family and friends overlooking the rolling hills of Kangaloon and beyond.

“Kia-Ora” comprises four bedrooms, three bathrooms, a mud room

and a home office (or fifth bedroom). A separate entry leads to a guest bedroom/studio with an ensuite and breathtaking landscape views, which is ideal for visiting guests, nanny or Airbnb.

Thoughtfully designed lifestyle features and exquisite elements ensure a life of unparalleled comfort and luxury. Indulge in peace, privacy, and modern country living within this remarkable property, located in prestigious Kangaloon and just a short 10-minute drive from Bowral and surrounding villages. \*Agent Interest

CONTACT AGENT

**Steven Westlake** 0414 505 858



## 319 Dawsons Creek Rd, Crookwell

**\$1.35M**

Discover the epitome of pastoral living with this exceptional north-facing 4 bedroom home in the picturesque Crookwell district. This affordable rural property, spanning 43 hectares (approx. 107 acres), offers an unmissable opportunity for those seeking the very best of rural living. With extensive shedding and fenced into 5 paddocks, this property is designed for efficient livestock management

Additionally, it features 3 dams and a bore to ensure a reliable water supply year-round, complemented by the presence of a natural creek. Currently, the property supports 200 ewes and their lambs, a testament to its productivity and suitability for grazing endeavours.

This property epitomises the rural lifestyle you've been dreaming of. Whether you're an experienced grazier or simply looking for a rural escape, this stunning Crookwell district property has it all. Don't miss out on this unique opportunity to secure your piece of paradise.

CONTACT AGENTS

**Steven Westlake** 0414 505 858

**Peter Gray** 0416 202 333

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## 11 Marchmont Dr, Mittagong

## Contact Agent

Nestled within an acre of expansive and private park-like gardens, this exquisite family residence offers an idyllic elevated setting for both relaxation and entertaining. The property boasts an enchanting entrance through a tree-lined driveway, inviting you into a masterfully crafted residence that flawlessly merges expansive living with adaptable design.

Featuring three distinct living spaces, perfect for family gatherings, this exceptional home is thoughtfully designed to effortlessly blend indoor and outdoor spaces. Each room is bathed in natural light, offering garden views that enhance the allure of every space.

The fusion of clean lines, airy interiors, and a seamless connection with nature defines the essence of this charming family abode. Situated on the elevated side of Mittagong in a sought-after street, moments to Frensham school, this property offers a sense of expansive privacy and a location that's both convenient and serene.

### CONTACT AGENTS

**Steven Westlake** 0414 505 858

**Peter Gray** 0416 202 333

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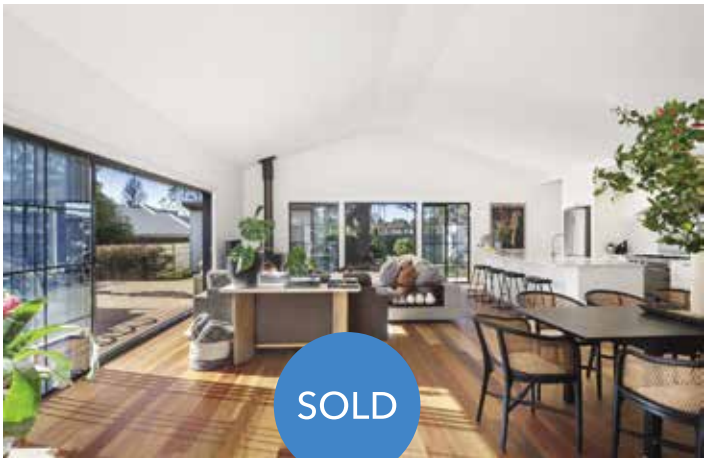
# Sarah Burke's Spring Sales Results



5 Ellen Street,  
Bowral



3 Ascot Road,  
Bowral



36 Purcell Street,  
Bowral

Street Record



15 Caroline Avenue,  
Bowral

Retford Park Record



145 Osborne Road,  
Burradoo

Sold At Auction



8 Stratford Way,  
Burradoo

Sold on Auction Day



166 Merrigang Street,  
Bowral



4 Tirrikee Lane,  
Burradoo

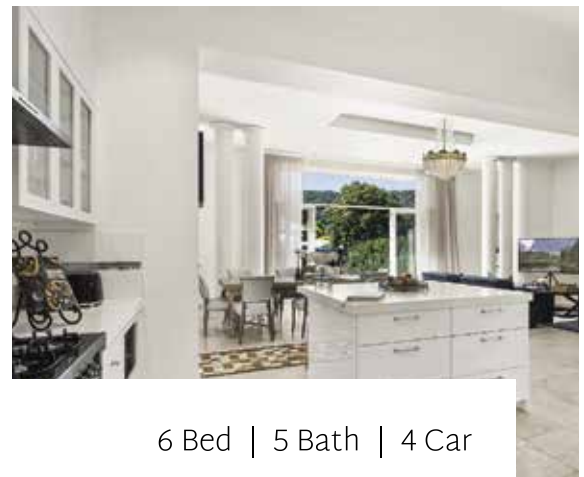
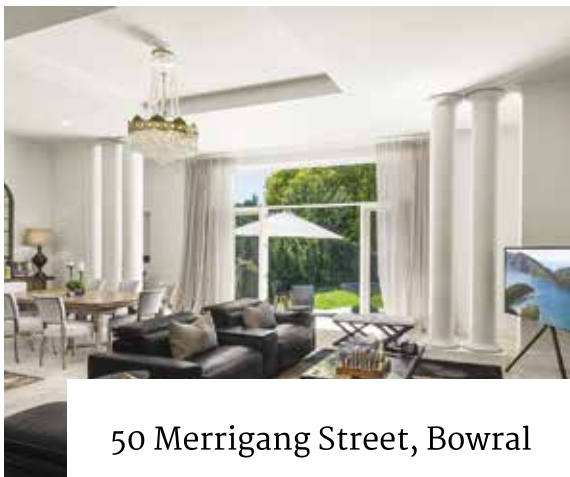
Via Auction Campaign

DiJONES

Sarah Burke 0404 377 491







## 50 Merrigang Street, Bowral

Circa 1887, this Old Bowral north facing double brick property features three separate residences. With views to Mount Gibraltar, there is an enviable promise of space, a luxury filled lifestyle and unsurpassed convenience to town.

6 Bed | 5 Bath | 4 Car

Sarah Burke 0404 377 491





## DiJONES

256 Iona Park Road Moss Vale

[dijones.com.au/1P84096](http://dijones.com.au/1P84096)

8 Bed | 6 Bath | 8 Car | 36ha

**For Sale by Private Treaty**

Bradley Cocks 0432 300 193

Kate McCullagh 0411 411 244







## DiJONES

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An extraordinarily rare opportunity to acquire a significant 23-acre estate in the Southern Highlands with two impressive residences. Perfect for those interested in space, privacy, peace and tranquillity. Loads of opportunity to explore an array of rural pursuits.

41-45 Woodlands Road Woodlands  
[dijones.com.au/1P85001](https://dijones.com.au/1P85001)

8 Bed | 6 Bath | 6 Car | 8.74ha

**For Sale by Private Treaty**

Kate McCullagh 0411 411 244

Ana Calvert 0458 628 948



# McGrath Southern Highlands



'Hemingway' 6192 Illawarra Highway, Moss Vale **For Sale**

3 BEDS | 2 BATHS | 5 CAR | 3.826 HA

## 'Hemingway'

Discover the perfect blend of rural tranquillity and urban convenience in this countryside haven. Nestled near Moss Vale town, this idyllic property offers an ideal setting for horse enthusiasts. Sprawling landscapes, well-suited for equestrian pursuits, meet the charm of local amenities. Experience the best of both worlds in your dream rural retreat.

- Three bedrooms, two with built-in robes for ample storage
- Main bathroom features a freestanding bath, ensuite with heated flooring
- Beautiful outdoor veranda overlooks a private garden patio retreat
- Six fully renovated concrete stables with a hot water wash bay
- Twelve paddocks, eight equipped with shelters for versatile use
- 6x20 full-size dressage arena boasts a quality fibre surface
- Extensive post and rail fencing with mesh and electric stand-off and secure electric front gates

**Anne Stone**

**0414 457 868**

**[annestone@mcgrath.com.au](mailto:annestone@mcgrath.com.au)**

**f McGrath Southern Highlands**

**@mcgrathsouthernhighlands**

# McGrath

[mcgrath.com.au](http://mcgrath.com.au)



# McGrath Southern Highlands



'Glenfarne' 25-27 Aitken Road, Bowral **For Sale**

5 BEDS | 3 BATHS | 2 CAR | 5,273 SQM

## Showpiece of Timeless Elegance and Grandeur

Steeped in history and radiating the grand and infinite beauty of its old-world character, this stately residence is a glorious discovery of traditional features across impressive interior proportions. Centrally located and placed on a sprawling corner parcel amid flourishing mature gardens, Glenfarne is sure to capture your heart.

**Anne Stone** | 0414 457 868 | [annestone@mcgrath.com.au](mailto:annestone@mcgrath.com.au)

Anne Stone is an exemplary professional. As the Principal, Licensee in Charge and Sales Specialist, Anne's knowledge of the Southern Highlands is beyond compare. A long-term local, she appreciates the natural beauty and idyllic lifestyle that attract buyers seeking a dream home, country estate or weekend retreat in this celebrated region. Down to earth, she ensures her clients receive unsurpassed customer service backed with solid results.

The foundation of Anne's success is her wealth of experience, compassion and investing time in understanding people's needs and aspirations. She prides herself on achieving strong results for her clients, consistent with her realistic appraisal prices. Her integrity, passion and drive to accomplish her clientele's goals are reflected in her record sales. Her hardworking team complement her commitment to exceed expectations. Anne would be delighted to talk to you about property in this beautiful area.

**Anne Stone**  
0414 457 868  
[annestone@mcgrath.com.au](mailto:annestone@mcgrath.com.au)

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**@** mcgrathsouthernhighlands



# McGrath

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# McGrath Southern Highlands



6 Sutherland Park Drive, Burradoo **For Sale**

4 BEDS | 3 BATHS | 5 CAR | 4,000 SQM

## Stunning master-built country residence, evoking Australian countryside serenity

This captivating country residence in Burradoo exudes rural elegance. Its graceful high ceilings add a touch of grand allure, inviting you to enjoy the serenity of the Australian countryside. With a pool and expansive backyard, it offers the perfect lifestyle for relaxation and leisure.

- Four spacious bedrooms, master with ensuite and walk-in robe
- Three bathrooms, all featuring heated floors and towel racks
- Shaker style cupboards with Carrara marble throughout with Calacatta island bench top, Brodware traditional brassware
- Miele Dishwasher, ILVE 1200mm cooker, butler's pantry for culinary delight
- Outdoor patio with Travertine paving and inground pool with electric heating
- 9ft ceilings and 2.4m high doorways for a spacious feel
- Hydronic heating, Cheminees Philippe fireplace, and Daikin ducted AC

**Dianna Reiche**

0497 112 455

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**@mcgrathsouthernhighlands**

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# McGrath Southern Highlands



'Rangeview' and 'The Barn at Rangeview' – 931 Range Road, Glenquarry **For Sale** 7 BEDS | 4 BATHS | 8 CAR | 3.68 ACRES

**Discover an oasis of opulence with breathtaking views and dual residences, blending nature's beauty and contemporary design**

A true architectural marvel, an extraordinary oasis of luxury and modernity boasting breathtaking views from every room. This exceptional property flawlessly integrates two homes with nature's vibrant colours with contemporary design, creating a serene and opulent living experience. Abundant commercial-grade windows allow sunlight to gracefully dance through the spaces, seamlessly blurring the boundaries between indoors and outdoors. Architectural brilliance harmonises with the beauty of nature, providing an unrivalled masterpiece.

**Dianna Reiche** | 0497 112 455 | [diannareiche@mcgrath.com.au](mailto:diannareiche@mcgrath.com.au)

Dianna is a personable, strongly motivated and experienced professional who has lived and worked in the Southern Highlands for over 35 years "I love the country feel, the people, the community, the landscape." Placing a strong emphasis on building long-term relationships, Dianna enjoys working with clients to achieve their real estate goals and dreams. With first class sales experience and good negotiating skills, she will go above and beyond for all her clients.

Specialising in Burradoo and surrounds, Dianna has a wealth of knowledge of the area. This knowledge, combined with the McGrath brand and its innovative use of marketing and technology, ensures Dianna does everything possible to exceed expectations. McGrath is a market leader in the real estate industry and Dianna is proud to be working from the Bowral office under the McGrath umbrella. With her expert guidance and forward thinking, Dianna will be with you every step of the way in selling or purchasing property.

**Dianna Reiche**  
0497 112 455  
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