

# Highlife

COUNTRY LIFE IN THE

SOUTHERN HIGHLANDS OF AUSTRALIA

\$11.95 INCL GST  
FEB/MAR 2024

TM®

making the most of a  
**country town garden**

*planned to  
perfection*

A HOME FOR EVERY OCCASION

STAGE LEGEND  
**Geraldine Turner**

*art of  
weaving*  
Hannah Cooper

*River Cottage*  
**ROAST  
RECIPES**

**5 EQUESTRIAN COUPLES**  
why the Highlands attracts performance riders





## ‘SPRING HILL’ 11 CHURCH STREET, BURRAWANG

The chance to acquire a grand home on 100 lush acres moments from Burrawang village is an exceedingly rare opportunity. ‘Spring Hill’ is a stone and weatherboard masterpiece offering five luxurious ensuite bedrooms, an incredible country kitchen, spacious living rooms, a library, a study, covered outdoor entertaining with fire and spa, a 3-car attached garage including gym space; a further 140sqm studio/workshop (houses 6-9 cars or convert to an apartment, STCA). An industrial sized machinery shed (over 500sqm), two enormous spring fed dams, a bore, irrigated paddocks and cattle infrastructure make an enticing farm package. Wander to your village pub and enjoy luxury, country living.

Contact Agent

Samuel Lindsay 0404 647 609

Drew Lindsay

**Sotheby's**  
INTERNATIONAL REALTY

24 Wingecarribee Street, Bowral

4861 2799

[www.drewlindsaySIR.com](http://www.drewlindsaySIR.com)





## ‘ 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!

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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.

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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.

Contact Agent

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## 74 TWO FOR THE RIDE



## 122 NOTTS HILL



## 110



## TWELVE MONTHS OF TOMATOES



## A GARDEN OF ONE'S OWN 96

## 132 CLASSIC BIKE



## 60 PLANNED TO PERFECTION

Starting with a vacant 2000sqm Bowral block, Leigh and Bruce de Broize have created a stylish and personal home with multiple spots to enjoy the serenity – inside and out.

## 74 TWO FOR THE RIDE

Horse riders in the Highlands are spoilt for choice when it comes to choosing coaches, and it turns out many work as couples. We meet five couples who have forged successful careers working with horses.

## 82 VIEW WITH A LOOM

Former lawyer now hand weaver Hannah Cooper refined her craft by making domestic textiles, then in 2020 began weaving intricate abstract landscapes. Her first solo exhibition opened in January.

## 88 OUTSIDE THE BOX

When the owners of *Treeholme* wanted to extend their home, they had space to build in any direction. They explain the thinking behind their new attention-grabbing extension.

## 96 A GARDEN OF ONE'S OWN

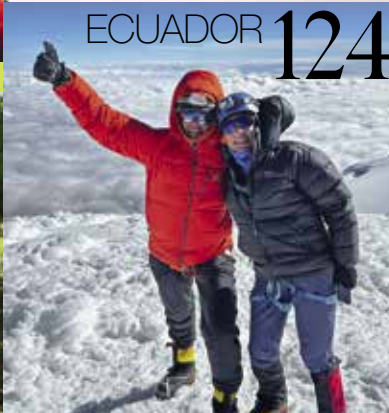
We visit two beautiful town gardens – a mostly native garden in Moss Vale and a mostly exotic garden in Bundanoon – to ask their owners about their creations.

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COVER: BOWRAL HOME  
(PAINTING VASE OF FLOWERS BY LE LOC).  
PHOTOGRAPHED BY TONY SHEFFIELD





CLOCKWISE FROM TOP LEFT BONNIEMEAD,  
ATTUNGA GROVE AND BANTRY.

Sal Navarra, who heads Navarra Venues enterprise, has expanded his hospitality portfolio with the acquisition of **Attunga Grove** at Alpine for around \$11 million. The organisation now has a portfolio of six venues including The Vermont at Bowral, which caters for functions of up to 100 people. The 47ha Old Hume Highway property was sold by Liam Griffiths at Inglis Rural Property, who gave a guide of \$11 million to \$12 million during its late 2023 six-week expressions of interest campaign. The property, which comes with 900 olive trees, last traded in 2008 at \$6.1 million and retained Alpine's record during the interim.

**Bantry**, the renovated Burradoo farmhouse estate, has been sold through Samuel Lindsay of Drew Lindsay Sotheby's International Realty. The Moss Vale Road property was listed early last year with a \$6.1 million to \$6.4 million price guide before being relisted in spring. There has been no price reveal. The 4.5ha property includes a four-bedroom abode with multiple living areas, a separate studio, garaging for three cars and a detached stable/barn. *Bantry* last sold for \$1.625 million in 2013. The holding had been sold in 1989 as a vacant block for \$355,000, with the 1885 homestead then relocated onto the property by racing car enthusiast John Carter and wife Susan.

**Redcourt**, the historic Exeter estate, has been sold for the first time in 25 years. Marketed as being offered for only the third time in 100 years, Gene Fairbanks of Ray White Bowral and Moss Vale and Kate McCullagh at Di Jones listed the Bundanoon Road estate with a \$4.6 million price guide. The 1904 Federation five-bedroom homestead comes with

original timber floors, ornamental open fireplaces, timber lined ceilings, grand archways and a large verandah. The 11ha estate features drystone walls with meandering paths, an original piggery and paddocks set up for cattle. It has been a popular wedding venue for the past decade.

The buyers of the **Bonniemead** estate at Mittagong have emerged as Edward Clegg, head of equity sales at US investment bank Jefferies, and his interior designer wife, Alice. They have made a tree-change to the Highlands after paying \$6.5 million. Their purchase followed their \$11.25 million sale in Bronte. *Bonniemead* had been listed with a \$7 million price guide through Damien Grace of Raine & Horne. The 40ha property on Old South Road includes a five-bedroom abode with a pool, tennis court and established gardens. *Bonniemead* last sold for \$1.5 million in 1995.

**The Meadows**, a historic dairy farm in Moss Vale, has been sold for just below its expectations, fetching \$10,681,200 through George Kolovos of Raine & Horne. It had been listed for three months with a \$10.9 million to \$11.9 million price guide. The Illawarra Highway holding spans 155.5ha across four titles. *The Meadows* was marketed as an opportunity for investors and developers wishing to acquire a marquee property. The main abode has four bedrooms and two further houses each have three bedrooms. It was bought by the Dzwonnik family from the Curcuruto clan.

**Old Daffodil Farm**, the Sutton Forest estate, has been listed for the first time in four decades with a \$5.75 million price guide. Melissa Johnson and Anne Stone of McGrath are marketing the 2.7ha working horticultural farm set on Conflict Street. Spanning three titles, the main five-bedroom house features oak flooring and a double-sided Cheminees Philippe fireplace. Its southern wing is separated by a corridor and is currently used as an Airbnb at around \$300 a night. A 460sqm rural industry building includes a commercial kitchen.

**The Spinney**, a 1940s Bowral cottage has been listed with a \$2.8 million price guide through Henry Capel of One Agency. Located on Old Bowral Road, the property, which spans 2000sqm, is also home to two self-contained one-bedroom studios, currently tenanted at \$430 and \$450 per week. The main two-bedroom residence is surrounded by established gardens with a marble fountain.

**Dovecot** in Moss Vale, also known as the Luckie house for its work by designer vendor David Luckie has been listed for sale with a \$2.8 million price guide. Sandie Dunne and Karl Zabel of Dunne Real Estate are marketing the Young Road abode which is set within 3526sqm of native gardens. The five-bedroom home features polished concrete flooring, skillion roofs, floating mezzanine levels, skylights, and floor-to-ceiling glazing. Outside there are Bundanoon flagging stones, a pergola made with local blackbutt beams and a sculptural garden wall feature. Interior designer Luckie has worked in Sydney, the UK and Bowral, having established his own practice in 1984.

■ Jonathan Chancellor writes for *The Sunday Telegraph*.



# EARTH PROPERTY

## BUYERS AGENTS

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## 72 Burradoo Road, Burradoo

4+ bed | 4+ bath | 3 car | 2,900 sqm

Set on approximately  $\frac{3}{4}$  acre of easy care mature gardens with a sunny northern rear aspect. Built around an internal courtyard, this substantial home has been completely renovated & transformed into a luxurious bespoke home with every convenience. From the superb kitchen to the adjoining casual lounge & dining with gas log fire, to the courtyard & entertaining deck opening to the backyard. A stunning property.

Contact Agent

**Angus Campbell-Jones 0400 300 444**









## 27 Holly Road, Burradoo

4+ bed | 3.5 bath | 3 car | 7,932 sqm

A 2 acre private estate in one of Burradoo's most desired locations approached by a long tree-lined driveway accessed by security gates.

The landscaped grounds are automatically irrigated from underground tanks.

Offering resort style facilities with heated pool, all weather flood lit tennis court and putting green.

The substantial home built in 2017 features high ceilings, double glazing, hydronic heating, solar and full security.

Facing north with generously proportioned rooms, from open plan lounge and dining rooms, kitchen with stone benchtops, dual ovens and butler's pantry, media room, large study, self-contained guest apartment, plus large loft over the garage for further accommodation if required.

Inspection by appointment

**Angus Campbell-Jones 0400 300 444**



# Two Offices Now Working Together

**RayWhite**



***We are excited to announce that Drysdales Property is transitioning its business to Ray White Moss Vale.***

*With the reputation that Drysdales Property has held for over 30 years, together with the familiar faces of the whole team, we offer to service the local community across the whole district, in all facets of real estate.*

*We are thrilled to join another team who are focused on providing great service to all their clients, and look forward to assisting you!*

**Ray White Bowral**

Shop 1 & 2, 255 Bong Bong St, Bowral

Ph: (02) 4862 1894

Email: [bowral.nsw@raywhite.com](mailto:bowral.nsw@raywhite.com)

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

**Ray White Moss Vale**

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Ph: (02) 4868 3344

Email: [mossvale.nsw@raywhite.com](mailto:mossvale.nsw@raywhite.com)

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

***We are proud to be able to service so many clients throughout the Southern Highlands***





## Turnkey estate with commercial opportunities on majestic private acreage

**‘Waratah Park’, 288 Tiycas Lane, Boxers Creek**

**6 bed 3.5 bath 3 car + 6 external**

A newly built and luxurious rural paradise offering multiple lifestyle options.

In the Marianvale region of the Canberra to Sydney corridor, less than 3kms off the Hume Motorway, this one-of-a-kind property comprises a magnificent 130-acres (approx.) encompassing a brand new high end residence, separate guest house, and purpose-built equestrian and cattle farming facilities.

Custom designed by ‘Luxury Country Estate’ property developers for the owner of the company to live in, it far exceeds all expectations of rural living and presents an unrepeatable opportunity in an idyllic natural setting destined to be enjoyed for generations to come.

**For sale:** Expressions of Interest

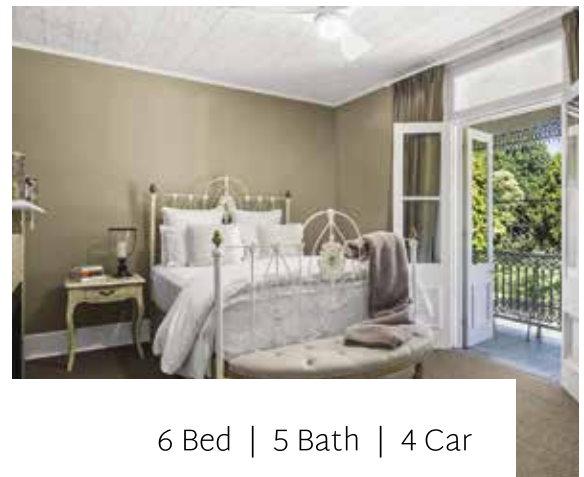
**View:** By Appointment

**James Hall** 0413 101 020

[james@ciresydney.com.au](mailto:james@ciresydney.com.au)

**CHRISTIE’S**  
INTERNATIONAL REAL ESTATE  
— SYDNEY —





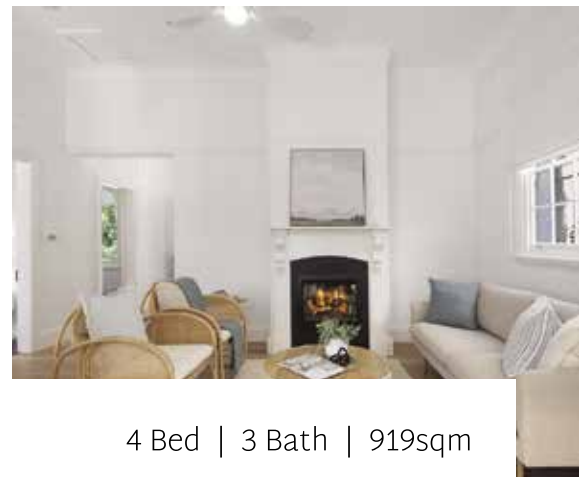
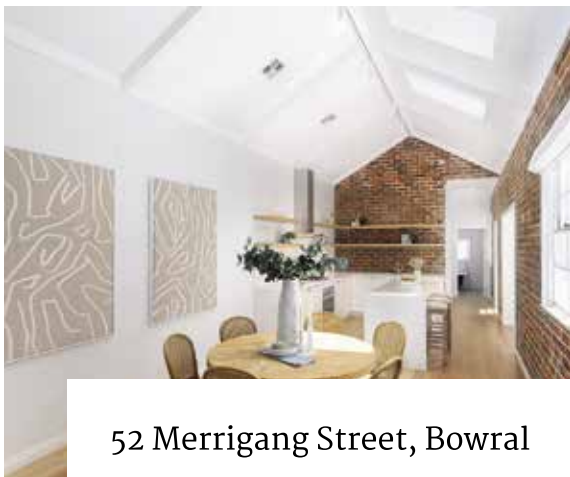
## 50 Merrigang Street, Bowral

Private Luxury with Dual Revenue-Generating Villas. Jubilee Villas, nestled in the historic heart of Old Bowral, is a rare real estate treasure. Dating back to 1887, it blends historic charm with modern refinement, comprising a grand main residence and two self-contained one-bedroom villas. Jubilee Villas isn't merely a property but a comprehensive lifestyle and business proposition - a true gem within the Southern Highlands' crown jewel.

6 Bed | 5 Bath | 4 Car

Sarah Burke 0404 377 491





## 52 Merrigang Street, Bowral

Blending enchanting history with sleek modern living, this quintessential Victorian cottage rests in a serene Bowral village locale, relishing in the property's separate dwellings, providing both privacy and versatility.

4 Bed | 3 Bath | 919sqm

Sarah Burke 0404 377 491



# 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

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# ASHBY YORK

Rural. Commercial. Residential



## “Goulburn Airport”, 59 Airport Rd, Brisbane Grove NSW

## Expressions of Interest

Ashby York is proud to present for sale “Goulburn Airport” – a general aviation airport (SP2 Zoning) located 7 km south of Goulburn, NSW, and placed centrally between Sydney and Canberra, well connected to transport routes, north and south of the M1 motorway.

The site currently sits on 291 acres (118 Ha), consisting of multiple infrastructure including a helipad, airplane hangars, flight training centre, motel, cafe and outbuildings.

The primary runway is 04/22, with a paved surface measuring 1,283m x 30m (4,209 ft x 98 ft). 04/22 is equipped with pilot activated

low intensity runway lighting. Potential for subdivision (STCA) opportunities adjacent to taxiway delta.

This inland infrastructure is a unique opportunity for the savvy investor. Maintain at its current capacity or develop further.

Contact us for the Information Memorandum.  
EOI ends 30 March 2024.

CONTACT AGENT  
**Steven Westlake** 0414 505 858

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Call us 1800 818 458

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## "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



## Moss Vale

## Contact Agent

An exciting opportunity to acquire a master-built home designed for luxury modern country living. No expense has been spared in the creation of this remarkable property. Situated just moments away from the vibrant village centre, this property boasts proximity to essential amenities such as schools, cafes, and transport.

The central open-plan areas are flooded with natural light through expansive picture windows and boast lofty ceilings, seamlessly connecting to outdoor terraces that enhance the alfresco lifestyle. The home enjoys an opulent master suite with walk-in robe and

stylish ensuite, 3 additional large bedrooms serviced by a stunning full family bathroom with freestanding bath and custom vanity. The stylish custom kitchen offers Smartstone benches, a central entertainer's island with breakfast bar, striking cabinetry and high-end appliances.

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— & PROPERTIES —



## **‘THE COACH HOUSE’ 4520 NEW ENGLAND HIGHWAY, WINGEN**

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Bowral Township







## Surrounded by Nature's Paintbrush and Offering Prestige, Privacy and Proximity

5 5 3

Epitomising country living, this stunning European style estate offers a lifestyle of tranquillity & elegance with every feature you'd expect in a property of scale. Cosseted by the Gibbergunyah Reserve & discreetly bordering marquee properties, Blackwood Estate is a property to capture your imagination while also offering the potential for a second income.

Five magnificent & established acres within a tightly held enclave minutes to Bowral CBD. The very end of a private road leads to a home filled with light & the potential to create your own family dreams.

Five spacious bedrooms (3 with ensuites) accommodate families & guests in style & comfort. A cinema & media room offers an escape from the world outside & a series of sitting & dining areas allow entertaining on a casual & formal scale as the occasion presents itself. Beautiful writer's office is a unique professional sanctuary.

Step outside, & you'll be greeted by lush greenery, a solar-heated saltwater pool & a charming outdoor fireplace for alfresco evenings. The fruit trees offer the opportunity for a hobbyist's delight or an organic lifestyle. The large solar system & energy-efficient construction reflect a commitment to sustainability.

Expressions of Interest



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Sarah Long  
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**Southern Highlands**  
02 4861 4444  
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**Raine & Horne®**



# 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.







## ‘Dovecot’ THE LUCKIE HOUSE

5 3 3,526m<sup>2</sup>

A light filled home of exceptional & thoughtful design seamlessly connected to its natural environment. With its free flowing interiors, ‘Dovecot’ is a strikingly unique & handcrafted retreat offering unlimited flexibility to grow with & within. Located in an exclusive & long established Moss Vale enclave, absolute privacy is assured.

Karl Zabel 0432 410 275

Sandie Dunne 0414 243 352



# McGrath Southern Highlands

*'We were so pleased we chose Anne Stone (McGrath Southern Highlands) to sell our property this time. Anne was professional, thoughtful and extremely efficient. She was very proactive, suggesting a number of marketing strategies. Anne was always available to offer feedback and discuss the progress of our sale. She worked tirelessly to deliver the result we were looking for. The team at McGrath were always helpful and responded in a timely manner. I highly recommend Anne Stone and her team.'*

– SELLER OF A HOUSE IN BOWRAL

If you are considering selling, please give us a call, we would love the opportunity to show you the McGrath difference.

**Anne Stone**

**Principal**

**0414 457 868**

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



*'Right from our first meeting we felt confident that Dianna was the perfect Real Estate Agent for us. Warm, engaging and professional, Dianna offered a broad and realistic approach to the sale of our property. She instilled confidence, built trust and did not let us down. This was our first sale in over 20 years, and we valued her wisdom and guidance. We sold within 5 days on the market for our asking price!'* – SELLER OF A HOUSE IN BOWRAL

Contact me to discuss the current activity in the market and how that affects your property value.

**Dianna Reiche**

**Sales Agent**

**0497 112 455**

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



**f McGrath Southern Highlands**

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# McGrath

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