

Highlife

COUNTRY LIFE IN THE SOUTHERN HIGHLANDS OF AUSTRALIA

\$11.95 INCL GST
FEB/MAR 2025
TM®

winning team

MASTER HORSE TRAINER
CIARON MAHER AT
BONG BONG FARM

Natalie Miller's fabulous home

+ HER FENDI BAG CREATION

GROWING
A GALLERY
NGUNUNGULA'S
MEGAN MONTE

Donatella & Leo Sayer's *lush and lively garden*

Ultimate
Golfers' Guide
to the Southern
Highlands



‘BILLEROY’ — 1035 MERYLA ROAD, MERYLA

Experience the unique sense of tranquillity and seclusion offered by ‘Billeroy’; a spectacular 54- hectare property nestled privately into the Meryla Flora Reserve. The location is breathtaking, but the home is equally beautiful. Originally built in 1906, the extension and complete renovation of the main house provides four plus bedrooms and 3.5 bathrooms of pure escapism. The grounds are spectacular, and the one-bedroom, fully self-contained guest house is delightful.

Contact Agent: Samuel Lindsay 0404 647 609 / Lisa-Marie Cauchois 0421 216 512



‘LINDEN HALL’ — 166 MCEVILLY ROAD, ROBERTSON

Gracious, sweeping, majestic: ‘Linden Hall’ is a 2000 square metre masterpiece of modern luxury. Meticulously designed and built over seven years under the eye of renowned architect Richard Rowe, the estate is set across 186 lush acres. A working cattle stud with rolling hills just outside the beautiful village of Robertson, it offers a nurturing country escape with true privacy. With manicured gardens, magnificent water features and two self-contained guest residences, you can entertain friends in grand style.

Contact Agent: Samuel Lindsay 0404 647 609 / Lisa-Marie Cauchois 0421 216 512

Drew Lindsay | **Sotheby's**
INTERNATIONAL REALTY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsaySIR.com



‘HICKORY HILL’ — 1440 TUGALONG ROAD, CANYONLEIGH

‘Hickory Hill’ is a contemporary rural masterpiece set on 78 acres on the outskirts of the Southern Highlands and 1.5 hours from Sydney. The main home is an architectural wonder offering sustainable design, heated polished concrete floors, soaring ceilings and an internal plunge pool with spa. Floor-to-ceiling glass provides bucolic views from every room. ‘Hickory Hill’ is a wondrous parkland and a completely private bush retreat.

Contact Agent: Samuel Lindsay 0404 647 609 / Mike Whelan 0418 675 875



‘VILLA LUITA’ — 21 HOLLY ROAD, BURRADOO

Welcome to ‘Villa Luita,’ a luxurious five-bedroom, five-bathroom family home in Burradoo. Many expansive living areas, a grand kitchen, a 1000-bottle wine cellar and five fireplaces assure comfort and elegance. The divine pool complex with its lavish pavilion could also be a large guest house. Moments from Bowral’s town centre and excellent private schools, ‘Villa Luita’ is the ultimate Highlands luxury retreat.

Contact Agent: Samuel Lindsay 0404 647 609 / Andrew de Montemas 0484 349 072

Drew Lindsay

Sotheby's
INTERNATIONAL REALTY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsaySIR.com



‘ BIRDWOOD ’ — 22 HOLLY ROAD, BURRADOO

‘Birdwood’ is a stunning, recently built bespoke home on a rare two-acre block in Burradoo, offering its own rear parkland and a landscaped rivulet. The spacious master suite enjoys garden views, and the fourth bedroom serves as a large study. Highlights include a heated mineral pool and alfresco dining area, French-inspired kitchen with a Belling range and butler’s pantry, and luxurious bathrooms. With a private walking track into Bowral, and proximity to excellent schools, ‘Birdwood’ is the perfect Highlands hideaway.

Contact Agent: Samuel Lindsay 0404 647 609 / Lisa-Marie Cauchois 0421 216 512



‘ THE COACH HOUSE ’ — 91A BENDOOLEY STREET, BOWRAL

In the heart of Old Bowral, ‘The Coach House,’ c1870, embodies traditional elegance. Recently renovated and draped in Boston ivy, it features raked ceilings, exposed beams, and refined interiors. With four bedrooms, two spacious living areas, and a delightful country kitchen with an Aga, this home opens through French doors to a stunning courtyard. A sparkling inground pool and pool house, complete the picture. A stroll from Bowral’s town centre, it is quintessential Highlands plus convenience.

Contact Agent: Andrew de Montemas 0484 349 072 / Samuel Lindsay 0404 647 609

Drew Lindsay | **Sotheby’s**
INTERNATIONAL REALTY

24 Wingecarribee Street, Bowral

4861 2799

www.drewlindsaySIR.com



‘THE PONDS’ — 166 SPROULES LANE, GLENQUARRY

Nestled in the stunning Southern Highlands enclave of Glenquarry on exclusive Sproules Lane, ‘The Ponds’ is a recently renovated Victorian-style homestead set on five lush acres. Just minutes from Bowral, it features five spacious bedrooms, three luxurious bathrooms, and large, beautiful living areas. Enjoy the inground solar-heated pool, covered entertaining decks, charming cottage gardens and lovely timber barns and outbuildings.

Contact Agent: Samuel Lindsay 0404 647 609 / Lisa-Marie Cauchois 0421 216 512



‘WHITE MIST’ — 19 HERITAGE DRIVE, BUNDANOON

Discover ‘White Mist’, an exquisite family retreat within ‘The Yards of Bundanoon’, an exclusive enclave of one-acre high-end properties within walking distance to the village. This stunning 685 sqm home features five elegant bedrooms, three opulent bathrooms, and three impressive living areas. Premium finishes, a ten-metre swimming pool, the ultimate 3-car garage, and a gorgeous firepit area – ‘White Mist’ is a striking blend of comfort and sophistication in one of the Southern Highlands’ most charming villages.

Contact Agent: Samuel Lindsay 0404 647 609 / Lisa-Marie Cauchois 0421 216 512

Drew Lindsay | **Sotheby's**
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24 Wingecarribee Street, Bowral

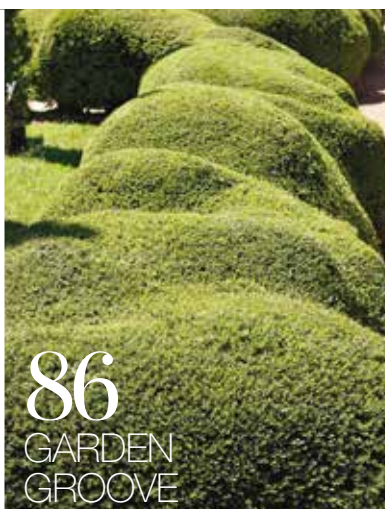
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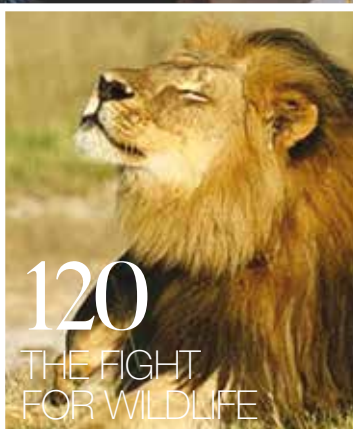
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COVER SAYER GARDEN, BERRIMA
PHOTOGRAPH BY TONY SHEFFIELD



Iona Park at Moss Vale has been sold by tennis champion, broadcaster and retired politician John Alexander, ranking as the first prestige sale of 2025. It was initially listed with \$10 million to \$11 million hopes in October 2023. There has been no price reveal for the 36ha estate, but it was offered last November with a guide of \$7,500,000 to \$8,250,000. Iona Park has an equestrian arena, 14 stables, two championship clay tennis courts and a pool. It was sold to a local buyer in a collaboration between McGrath Southern Highlands agent Anne Stone and the Knight Frank Global network. The property cost \$4,845,000 eight years ago.

The charming 1890s Bowral home **Willow Cottage** has been sold by Cameron Scott at Campbell Jones Property. It had been listed with \$2.6 million to \$2.8 million hopes. The four-bedroom house had been extended and renovated with Melinda Hartwright Interiors. It has original period features, high ceilings, and interiors with European wallpapers and custom Roman Schumacher fine linen blinds. The much-traded cottage last sold in 2020 for \$1,635,000 by Hartwright.

Burradoo estate **Holly Hill** has been sold for \$4.6 million, one of the last pre-Christmas prestige sales in the Highlands. It had previously sold in 2013 for \$1.575 million. The two-storey five-bedroom house that sits on 8700sqm had been a DiJones rental in 2023 at \$2500 a week. The **Glendwr** estate on Osborne Road was another in the late 2024 sales tally. It sold through Sandie Dunne at Dunne Real Estate having been listed in early spring with \$2.3 million to \$2.5 million hopes. The home sits on a 4583sqm holding.

Villa Luita, another Burradoo estate, remains on the market, currently seeking \$5.9 million to \$6.2 million through Samuel Lindsay and Andrew de Montemas of Drew Lindsay Sotheby's International Realty. Located on Holly Road, the house boasts five bedrooms, four living areas and a 1000-bottle wine cellar. The 4047sqm property includes Michael Bligh-designed gardens, a croquet lawn and a pool with a pavilion. Villa Luita last sold for \$3.1 million in 2020, with renovations costed by Cordell Connect at \$638,000 since its purchase.



CLOCKWISE FROM TOP LEFT RILEY'S RIDGE, IONA PARK AND HOLLY HILL.

One of seven modern Bowral townhouses at **The Aces Residences** fetched \$2,582,000 when sold late last year. The four-bedroom Kangaloon Road property had been listed through Ray White, whose guide was \$2.55 million. Located in the heart of Old Bowral behind intercom-controlled gates, the new townhouses boast five metre vaulted ceilings and highlight windows that are double glazed. They also have rainwater tanks for 5000L connected to landscaping and laundry to conserve water, and a 10.56kw solar panel system to reduce electricity costs. The Ace Residences is a collaboration between Mathieson Property, AO Design Studio, Nicholas Bray Landscapes and Quay3 Constructions.

Grasmere Farm, a Moss Vale estate with a sprawling residence designed by architect Barbara Burton, has been listed with \$9.5 million expectations through Frank Walsh of Hindmarsh & Walsh Property. Located on Meryla Road, the five-bedroom house spans three wings joined by light-filled breezeways. There are hardwood floors and a river stone fireplace. The 59ha property includes a heated pool and an extensive grove of established English and French oaks. The holding last sold for \$440,000 in 1988.

Riley's Ridge, an off-grid Bullio estate, has been snapped up after being listed through Mike Whelan of Drew Lindsay Sotheby's International Realty. Located on Wombeyan Caves Road, the elevated estate holds views over the neighbouring Nattai National

Park. Set on 72ha, the residence is a contemporary three-bedroom home equipped with a new solar array plus dual lithium battery storage. It last sold for \$220,000 in 1999.

Teffont, the century-old re-creation of an English Tudor-style manor in Bowral, has sold after being listed with \$2.75 million price guidance through Charlotte Hanrahan and Hugh Hanrahan of Ray White Bowral. Updated in recent years, the Aitken Road residence was constructed in the 1930s by renowned local builder Alf Stephens. It boasts steeply pitched gable roofs, decorative half-timbering and a hexagonal chimney. Teffont last sold for \$840,000 in 2006.

Winwillow House, a Tuscan-inspired Exeter estate, recently sold for \$3.2 million after three months on the market through Corina Nesci of Highland Property. The 2016-built five-bedroom abode has soaring ceilings, a grand mahogany staircase and an antique wrought iron chandelier. The 2ha property offers a suite of alfresco spaces, a dam, paddock, greenhouse, orchard and irrigated vegetable gardens. It last sold for \$1.69 million in 2020.

Dibley, a historic church in Kangaloon, has been listed with Joseph Somes of Campbell Jones Property, who is seeking \$1.35 million. Built in 1882, the 1740 Kangaloon Road holding was previously on the market for much of 2023. The former Uniting Church boasts stone architecture, lofty ceilings, exposed timber beams, and arched windows. The fenced 4001sqm block includes a small cemetery. There are plans approved for a sandstone three-bedroom home plus freestanding double garage.

Jonathan Chancellor writes for *The Sunday Telegraph*.



154 Joadja Road, Mandemar

5 bed | 3 bath | 2 car | 10.18 ha

A beautiful lifestyle opportunity with a quintessential country home in an idyllic setting on 25 acres.

Just 8 minutes to Berrima and 15 minutes to Bowral this homestead features a family friendly floorplan with two living areas, spacious renovated kitchen and dining with a tranquil rural and garden vista. The parents' retreat is in a separate wing with walk-in-robe, ensuite and freestanding bath. Guests will love the self-contained studio with a large living area. Near new timber fencing lines the drive and the home, two stables with steel fencing, two additional shelters in the out paddock. Two dams, ample troughs, workshop and ample storage sheds. Plentiful stock water via a bore and treated tank water for home and studio.

Contact Agent
Cameron Scott 0488 105 110



32 Conflict Street, Sutton Forest

4 bed | 2 bath | 2 car | 1.18 acres

Superb family home with stunning views of Sutton Forest farmland. Newly constructed sunroom with retractable blinds that leads to heated pool, covered BBQ area with bar fridge and wood fire pizza oven, sports court. The home features multiple living areas, triple sized rumpus room, separate lounge and open plan living room, home office and a kitchen with modern appliances.

Contact Agent
Joseph Somes 0458 969 450



51 Middle Road, Exeter

5 bed | 5.5 bath | 8 car | 2,000 sqm

As new high quality Colonial style weatherboard home (700 sqm under roof) with multiple living areas, huge cinema/games room and an abundance of storage. Landscaped and fenced with established trees on a ½ acre block, minutes walk to Exeter village, this home features soaring ceilings, double glazed windows and doors, gourmet kitchen, a stunning floating fireplace and a massive covered entertaining area.

Contact Agent
Cameron Scott 0488 105 110



7 Marchmont Drive, Mittagong

4 bed | 3 bath | 3 car | 4,000 sqm

A sophisticated family/entertaining home in a prized location.

A high set executive home with wide street frontage, sunny northern backyard, with enclosed entertaining courtyard, totally private and in an exceptionally peaceful location. This superb, fully renovated, home features parquet floors, bespoke kitchen with large stone island bench, commercial grade Falcon oven, integrated dishwasher, walk in butler's pantry with sink, split drawer dishwasher and wine fridge. North facing lounge with gas log fire, dining room, three stunning bathrooms, sitting room, media room and an oversized 3 car garage.

Contact Agent
Angus Campbell-Jones 0400 300 444



34a Elizabeth Street, Burradoo

5 BED | 4 BATH | 3 CAR

Elegance Redefined

Sumptuous living areas, exposed beams, soaring ceilings, imported Zellige handmade tiles and Italian marble bench tops – this is heart-stopping Hamptons-inspired ethos combined with elegant country style. A rambling family retreat on a hidden acre, this light-filled home has been meticulously crafted over two years. Located down a quiet Burradoo lane and protected by established hedges, the home is footsteps to the famed Burradoo walking path. An easy cycle ride to excellent private schools, and less than five minutes to the centre of Bowral, this is luxury redefined.

For Sale

Open for inspection

As advertised
or by appointment

Contact

Corina Nesci 0416 523 155



4 Queen Street, Bowral

5 BED | 3 BATH | 3 CAR

Elevated Elegance

Floating above Bowral at the edge of Mt Gibraltar with spectacular views towards Oxleys Hill, this brand-new luxury five-bedroom home is exquisitely finished and ready for a contemporary escape to the country. With seven-metre vaulted ceilings, and built around a central courtyard with multiple sets of French doors leading out to a dreamy firepit retreat, the home has been designed for crossflow ventilation and indoor-outdoor living. Walls of glazing provide views to everywhere, and the acre of fully landscaped gardens will create a retreat that blends into the forest behind. With a magnificent kitchen/dining/living room, large secondary living area, open plan office and 3.5 luxurious bathrooms, it is hard to imagine a more beautiful country house.

For Sale

Open for inspection

As advertised
or by appointment

Contact

Corina Nesci 0416 523 155



2 Fairway Drive, Bowral

6 BED | 6 BATH | 3 CAR

Hamptons Haven

This expansive, newly built Hamptons-style retreat has been crafted to a meticulous standard and offers luxury living for the largest family: over three wings of the main home discover four bedrooms and a large study/fifth bedroom plus five breathtaking bathrooms featuring two ensuites. A spacious, fully self-contained two-bedroom cottage tucked away in the garden is perfect for guests or Airbnb. Enjoy outdoor covered entertaining with a fireplace and outdoor kitchen overlooking a spectacular heated mineral salt swimming pool. The home has been extensively landscaped with fully automated irrigation and offers new hardwood perimeter fencing. Located in a leafy Bowral enclave close to exclusive resorts, walk to two championship golf courses, restaurants, bars, a dog park and Bowral town centre.

For Sale

Open for inspection

As advertised
or by appointment

Contact

Corina Nesci 0416 523 155



'Dunes' 33 South Pacific Crescent, Ulladulla

Rare and awe-inspiring coastal haven perched on 12 acres of absolute beachfront land at one of the most coveted addresses along the NSW South Coast. A haven of privacy, this sprawling coastal property offers a lifestyle few will ever know, and even fewer will experience. With its uninterrupted views stretching the sands of Racecourse Beach to Brush Island and beyond, 'Dunes' is an extraordinary canvas of natural beauty, where sweeping dunes, a wild arc of coastline, and endless ocean vistas provide a timeless backdrop for seaside living.

Every corner of this magnificent 6-bedroom residence has been designed with generosity of space and a deep connection to its environment. Whether you seek a multi-generational family retreat, an entertainer's dream, or an ultimate holiday sanctuary, 'Dunes' offers the versatility to meet your every need.

Inside, high-raked, white-washed ceilings soar, while walls of glass seamlessly merge the indoors with the ocean views beyond. The home's flowing design is anchored by an expansive open plan living area, inviting the light and sea breezes to flood every room. The lush garden atrium, a central feature, brings nature indoors, infusing the home with warmth and vitality.

'Dunes' is a rare treasure on the NSW South Coast, a place where luxury, nature, and lifestyle blend in perfect harmony. Embrace the chance to own a piece of beachfront paradise, your once-in-a-lifetime opportunity awaits.

Agent Ben Pryde

0410 324 209 | bpryde@mollymook.rh.com.au | rh.com.au/ulladulla

Raine & Horne

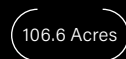


For Sale

2352 George Bass Drive
Broulee, NSW



A rare offering



'The Bower' is nestled in the serene beauty of the Eurobodalla Nature Coast and offers a rare opportunity to embrace an unparalleled lifestyle. The property provides an exceptional setting for those seeking a luxurious retreat on approx. 106 acres with the added benefit of a supplementary income, or additional accommodation for friends and extended family. Whether you plan to build your dream luxury home (STCA) or invest in a thriving eco-tourism venture, The Bower serves as the perfect canvas for your aspirations. For developers, there is an approved DA for a two-stage 12 lot community title subdivision and concept plan to create a world-class eco-tourism and wellness destination. A detailed Information Memorandum is available.

CONTACT AGENTS

venture
PROPERTY SPECIALISTS
CHRISTIE'S
INTERNATIONAL REAL ESTATE
— SYDNEY —



Stephanie Dibden
Venture Property Specialists
+61 401 446 870
venturepropertyspecialists.com.au



Darren Curtis
Christie's International Real Estate Sydney
+61 406 761 840
ciresydney.com.au

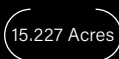


For Sale

67 Maher Lane
Central Tilba, NSW



Peaceful and private



Set on 15.27 acres of lush Tilba land, the north-facing aspect showcases the absolute best of country living while being only a mere 10-minute drive from Mystery Bay beaches and 4 minutes from the historic village of Central Tilba. Nestled within the foothills of Mount Gulaga, this four-bedroom home boasts beautiful hardwood flooring throughout, expansive vaulted ceilings, an undercover alfresco dining area and a total of five bi-fold doors throughout the home that draw you out to nature, allowing you to enjoy a relaxed and private lifestyle amongst the trees.

To the west of the main residence is a fully renovated two-bedroom, one-bathroom studio. Featuring fantastic light, vaulted ceilings with storage along one side, kitchenette and access to the rear gardens.

CONTACT AGENTS

venture
PROPERTY SPECIALISTS
CHRISTIE'S
INTERNATIONAL REAL ESTATE
— SYDNEY —



Stephanie Dibden
Venture Property Specialists
+61 401 446 870
venturepropertyspecialists.com.au



Darren Curtis
Christie's International Real Estate Sydney
+61 406 761 840
ciresydney.com.au

koalas

CONSERVATION & CARE

As the new owner of Bolitho House
you have the ability to make a
lasting impact...





1072 Tugalong Road, Canyonleigh | Southern Highlands

Sale Guide \$2,200,000 - \$2,400,000

 8
 4
 750 acres

Positioned in the friendly community of Canyonleigh ‘Bolitho House’ benefits from an in-perpetuity Conservation Agreement with the NSW Biodiversity Conservation Trust for the ongoing protection of this koala sanctuary. With numerous recorded koala sightings across the property, the agreement is in place to ensure the protection and management of their environment with the benefit of generous annual funding to implement the ongoing management plan, maintenance, and improvement of their habitat.

Nestled within 750 acres of pristine native bushland, this extraordinary property offers a unique blend of natural beauty and versatility. At its heart lies a stunning three-storey sandstone residence surrounded by landscaped outdoor zones. Approved for a variety of activities, this property is perfect for hosting yoga and meditation retreats, team-building and leadership programs, art and photography workshops, birdwatching adventures, orienteering and bushwalking groups, as well as weddings, naming ceremonies, and corporate or private events.

‘Bolitho House’ could be your ultimate retreat to escape the world and immerse yourself in the peaceful beauty of nature. This unique property not only offers the potential to generate a passive income stream but also provides a chance to make a meaningful difference through a philanthropic purchase and assist to safeguard the legacy of our endangered koala population. Ideally located within an easy drive to all the townships and villages of the Southern Highlands, around 1.5 hours from Sydney and Canberra.

Debbie Pearce | 0400 339 449
debbie.pearce@belleproperty.com

David Pearce | 0438 846 199
david.pearce@belleproperty.com

Belle Property Southern Highlands | 02 4861 2089
2/341 Bong Bong Street, Bowral NSW 2576
southernhighlands@belleproperty.com
Website - belleproperty.com



DA Approved

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DA Approved land in Berry

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*Huntingdale Park Reserve subject to approval and delivery by Shoalhaven City Council.

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WOODHILL
PROPERTY

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EVERY BRIEF | EVERY BUDGET

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0412 974 470 | tim@buyinghighlands.com.au

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