

# Highlife

COUNTRY LIFE IN THE SOUTHERN HIGHLANDS OF AUSTRALIA

\$11.95 INCL GST  
APR/MAY 2025  
TM®

collecting art for  
THE SEIDLER HOUSE

stage & screen

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JOHN O'CONNELL  
ACTOR/DIRECTOR  
ROBYN NEVIN

RUSTIC  
RETREAT

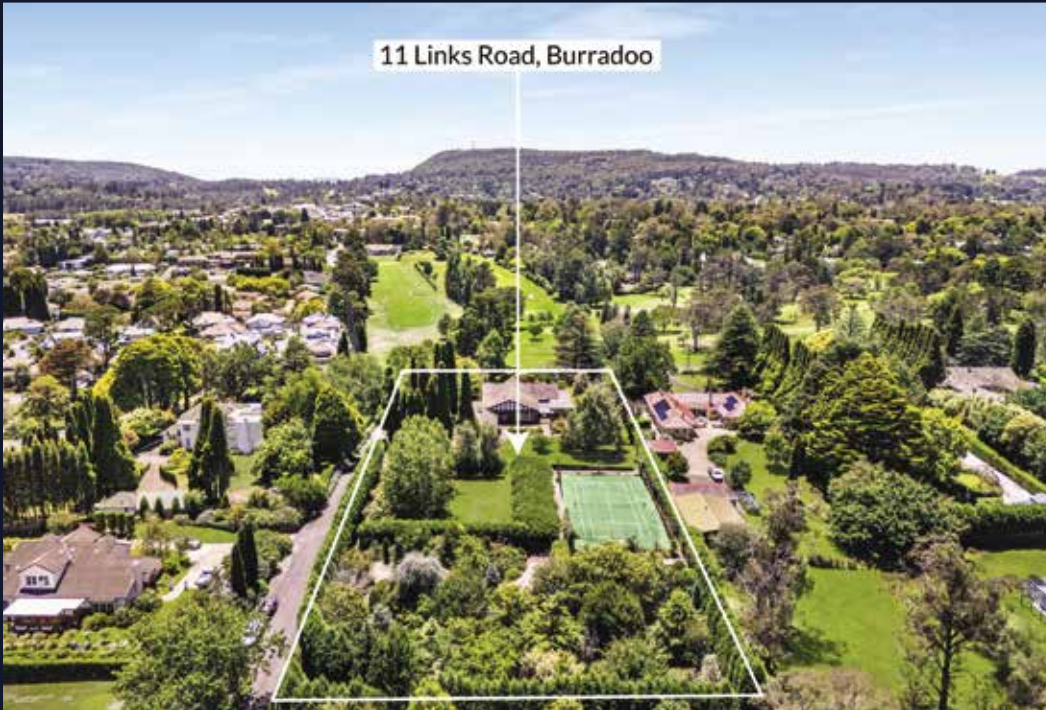
*A slab cottage  
gets a makeover &  
an entertainer's barn*

*the joys of  
a farm garden*

ART WORKSHOPS AT  
GREEN DOOR STUDIOS

PICKING FLOWERS AT  
THE DAHLIA PATCH





**‘ B U N D E L L A ’**  
**11 L I N K S R O A D , B U R R A D O O**

‘Bundella’ is an opportunity to have one of the largest garden blocks in Burradoo. Its excellent bones and recent extension make for a very easy upgrade or renovation of the existing footprint, but it is perfectly lovely as it is. To our thinking, this is one of the most gracious opportunities in Burradoo and one of the most flexible: if you want a large family home, a home for extended family or teen living, the opportunity to consider subdivision, or the chance to turn existing solid structures into what could be a wonderful, expansive B&B (STCA), ‘Bundella’ must be inspected.

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





## 6 WOODBURY COURT BOWRAL

Nestled in the treetops of the Southern Highlands countryside, and overlooking 30 acres of semi-rural views, stands this architecturally designed masterpiece. Open family living is combined with modern luxury in this unique property within walking distance of the picturesque town of Bowral. The soaring 12-foot raked ceilings provide a sense of warmth and style whilst stunning views can be admired through beautiful cedar windows built upon Victorian Ash floorboards. In addition to multiple alfresco entertaining areas, extensive verandah spaces extend from many of the spacious rooms and encompass the property in the beautiful Australian nature surrounding it.

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158 Headland Drive,  
Gerroa



5 Mansfield Road,  
Bowral



Hickory Hill, 1440 Tugalong Road,  
Canyonleigh



262 Blencowes Lane,  
Wildes Meadow

**RECENTLY  
SOLD**



1 Argyle Street,  
Mittagong



Riley's Ridge,  
Bullio



Yarraminda, 75 Spring Hill Road,  
Woodlands



Carrawobitty, 1301 Bedgerabong Road,  
Forbes



2-4 Daphne Street,  
Bowral



22 Holly Road,  
Burradoo



Stonequarry Creek Road,  
Exeter

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## ‘BURRAWANG HOUSE’ BURRAWANG

Burrawang House is simply entrancing – a luxurious, timeless and gracious weatherboard home of sweeping proportions and breathtaking finishes. This architect designed family home bathed in natural light, perfectly nestles into the charming heritage surrounds of Burrawang Village and yet offers every conceivable contemporary luxury. With raked ceilings and extensive floor-to-ceiling and highlight windows, the views are to lush gardens that borders farmland. From the five oversized bedroom retreats to the 4.5 stunning bathrooms with pops of colour and fun designer flourishes, every element blends to create a distinctive home.

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## ‘THE KATON HOUSE’ WILDES MEADOW

Encased by glass and floating in the landscape, this architectural tour de force on five acres of Wildes Meadow's most beautiful land is a pure expression of light, simplicity and form. Constructed of steel, concrete and glass, and lined with American walnut for warmth and style, the home features an integrated office space, two bedrooms, two bathrooms, a private courtyard and open plan living with views. This home offers pure privacy and an utterly delightful garden and design escape. 'The Glass House', as it's also known, is a modernist pavilion designed by famed architect David Katon to take in the four-seasons mature deciduous gardens and the stretching view across Fitzroy Falls Reservoir.

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Robertson



Bowral

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0484 349 072



Burradoo



Burradoo



Burradoo



Bowral



Burradoo



Sutton Forest



Bowral





## 16 CLIFF STREET, BOWRAL

New, master-built and with elevated views to both Mt Gibraltar and across Bowral, this luxurious family affair is just a stroll to the main street. With a palatial master suite offering enormous twin walk-in robes and encompassing one end of the house, parents are well catered for. Three other luxurious bedrooms and two further bathrooms (all with underfloor heating) plus a dedicated study or third living area provide plenty of family space. Nestled into the established gardens is a two-bedroom second dwelling for passive income or guests. The entire home has been built on one level to allow for ultimate accessibility.

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## ‘THE PONDS’ 166 SPROULES LANE, GLENQUARRY

Nestled in the stunning Southern Highlands enclave of Glenquarry on exclusive Sproules Lane, ‘The Ponds’ is a 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. A winding driveway leads to landscaped ponds surrounded by a treescape of magnificent deciduous trees and rolling pastures. With a large country kitchen, high ceilings, polished floorboards, and both combustion and open fireplaces, it exudes true country warmth. Enjoy the solar-heated pool, covered entertaining decks, charming cottage gardens and lovely timber barns and outbuildings.

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**‘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. Across more than one acre, enjoy Michael Bligh landscaped gardens and a croquet lawn. With integrated outdoor kitchens, electronic gates and a security system, this home blends stately sophistication with practicality, all nestled into Burradoo’s enchanting treescape. Moments from Bowral’s town centre and excellent private schools, ‘Villa Luita’ is the ultimate Highlands luxury retreat.

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**‘VELVET RANCH’**  
101 PEARSONS LANE, ROBERTSON

The ultimate Southern Highlands country estate located in the rolling green hills just outside Robertson, ‘Velvet Ranch’ is just over 120 acres of perfection. Featuring a stunning five-bedroom home and incredible equestrian facilities and manager’s accommodation, it would make a most luxurious weekender or a fabulous full-time family compound and farm. A state-of-the-art, twelve-stall stable complex is complemented by a vast indoor round yard, show rooms, feed and tack rooms, outdoor and indoor wash bays and spectacular dressage and show jumping facilities. ‘Velvet Ranch’ is a property of rare quality, located just a couple of minutes from the thriving village of Robertson.

Price Guide: \$13,000,000

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## ‘THE HAYLOFT AT MILTON PARK’ BOWRAL

Gracious elegance describes this inimitable c1910 heritage property, tucked away inside the exclusive leafy grounds of Milton Park Country House Hotel & Spa on its own, privately fenced, two acres. From the luxury 6-bedroom main residence to the large guest cottage with an expansive conservatory that opens to manicured English gardens and a beautiful water feature, ‘The Hayloft at Milton Park’ is pure gentility. Your one-acre horse paddock provides extended green views to distant hills where black angus cattle roam. Country Club facilities next door are yours to utilise: a gym, an indoor pool complex, championship tennis courts, tennis pavilion and walking rights over Milton Park Gardens.

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## ‘LINDEN HALL’ 166 MCEVILLY ROAD, ROBERTSON

Nestled amongst the green hills of Robertson in the Southern Highlands, ‘Linden Hall’ is a 2000 sqm luxurious masterpiece. Meticulously designed and built over seven years under the eye of renowned architect Richard Rowe, the estate spans 186 lush acres and offers a working cattle stud and a truly private country escape. With manicured gardens, grand water features and two self-contained guest residences, entertaining in style is effortless. Possibly the Highlands’ finest estate, ‘Linden Hall’ boasts seven bedrooms, a self-contained pool house with salt-water lap pool and a storybook conservatory. Other features include a billiards room and a 4200-bottle subterranean wine cellar. Less than two hours from Sydney, this is a lifestyle opportunity of scale and significance.

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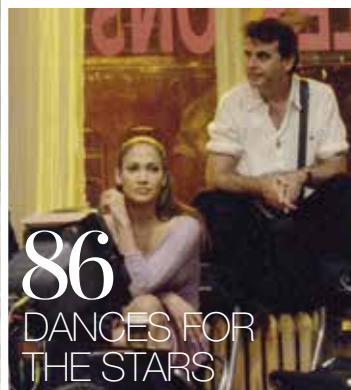
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PHOTOGRAPH BY TONY SHEFFIELD





DREAM ESTATES  
JONATHAN CHANCELLOR



**B**illeroy, the striking Meryla home nestled close to Meryla Flora Reserve, has been listed with \$6.5 million expectations through Andrew de Montemas of Drew Lindsay Sotheby's International Realty. The four-bedroom homestead has been recently renovated by Tribe Studio. Originally built in 1906, the dwelling features high ceilings, skylights, fireplaces and oak floors. There is also a one-bedroom guest house. The 54ha property includes a tennis court, an orchard, two dams and a creek. Billeroy last sold for \$1,035,000 in 2016.

**A**von Glen, a Mittagong farm estate, has returned to the market this year seeking \$6 million to \$6.5 million through Sarah Wotton of DiJones Southern Highlands. Deep verandas encircle the four-bedroom house, which was designed by architect Terry Bail and built in the early 2000s. The 40ha holding has been cultivated by the Leong family over the past two decades for cattle breeding. The property includes two dams, a chain of ponds and creeks, and an orchard. Avon Glen last sold for \$625,745 in 2002.

**T**he Coach House in Bowral, an 1865 residence that has been renovated and extended over the past decade, has been listed for sale through Andrew de Montemas and Samuel Lindsay of Drew Lindsay Sotheby's International Realty. The four-bedroom Bendooley Street home has been modernised with a new kitchen. Both the family and living rooms feature French doors opening to a courtyard complete with an antique French fountain. The 2218sqm holding includes a 50sqm pool with cabana, a full-sized badminton court, a studio and office space. The Coach House last sold for \$2.25 million in 2016.

**B**undella, a Burradoo estate with a double-brick 1934 bungalow that was transformed in 2012, has been listed for sale through Lisa-Marie



Cauchois of Drew Lindsay Sotheby's International Realty. Located at 11 Links Road, the five-bedroom dwelling holds views from its glassed-in portico over the sweeping greens of the Bowral Golf Course 18th hole. The house doubled in size in 2012, with bespoke bricks crafted to match the originals. Its grand garden, designed by the landscape designer/horticulturist owner, includes rare plantings and old trees, such as copper beech and maples.

**A**mberland, the Burradoo estate, is seeking a buyer at \$3.8 million through Kate McCullagh of DiJones Southern Highlands. The renovated four bedroom Holly Road house comes with a private guest wing and a pavilion featuring cedar-lined ceilings. Set on 4000sqm, the house features multiple living and dining areas, which connect to an alfresco area with built-in barbecue and an outdoor kitchenette. Amberland last sold for \$2.9 million in 2020.

**B**olitho House, a 242ha bushland estate in Canyonleigh that is home to a protected koala sanctuary, has sold for \$2.15 million through Debbie and David Pearce of Belle Property. The Tugalong Road property has a three-storey sandstone residence and benefits from an in-perpetuity Conservation Agreement with the Biodiversity Conservation Trust NSW, which ensures the protection and management of the habitat with the benefit of permanent funding.

CLOCKWISE FROM LEFT THE COACH HOUSE, WHITE MIST AND AVON GLEN

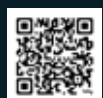
**W**hite Mist, a newly completed trophy home in 'The Yards of Bundanoon' development, is seeking a buyer at \$3.8 million through Samuel Lindsay of Drew Lindsay Sotheby's International Realty. The five-bedroom house is nearly all white, barring the wooden front door. The home features three metre ceilings, a double-sided fireplace and a 108-bottle glass-fronted wine cellar as a feature wall. Bifold doors open to a large alfresco entertaining area and a pool, set amid 4000sqm of landscaped gardens. The land was purchased for \$585,000 in 2021.

**C**rawfield, a Robertson grazing estate with a late-1800s homestead, has been listed for sale for the first time in decades by the Gemmell family through Frank Walsh of Hindmarsh and Walsh Property. Located at 4985 Illawarra Highway, the house has many original features including its distinctive bullnose veranda. The home, which has been modernised over the years, is surrounded by productive grazing land serviced by outbuildings. It comprises two separate titles across 24ha. The Gemmell family have owned at Robertson since 1980. Crawfield has a price guide of \$5 million.

**P**eriki, a Moss Vale livestock estate, has been sold through Cameron Scott and Angus Campbell-Jones of Campbell Jones Property. With capacity for running 50 steers, and all new steel fencing, troughs and cattle yards, the 35ha Iona Park Road holding comes with a homestead spanning 400sqm, plus equestrian facilities. Periki last sold for \$2.15 million in 2014. The road's last sale was when retired tennis champion John Alexander sold his 36ha estate, Iona Park, earlier this year.

Jonathan Chancellor writes for  
*The Sunday Telegraph.*

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## “Benbullen” 450 Meryla Road, Manchester Square

5 bed | 4.5 bath | 5 car | 24.48 ha. (approx. 60.49 acres)

Campbell Jones Property, in conjunction with Inglis Rural Property, is pleased to present “Benbullen”, a luxury rural estate set on approx. 60 acres of meticulously maintained landscaped grounds, providing a wonderful setting for a private family home or rural lifestyle retreat. A superb architect designed and masterbuilt home, “Benbullen” is of exceptional quality with total security and privacy, and less than 12km to Moss Vale. This property is for grand scale living with a soft country charm – extraordinary views, 1km tree-lined sealed driveway, full brick main house plus two bedroom manager’s residence, 9m x 5m indoor heated pool housed by a pavilion with full bathroom plus shedding, stockyards (covered crush, electric scales), exceptional water and excellent fencing.

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liam.griffiths@inglis.com.au / 0427 474 900

Inglis Rural Property

**Angus Campbell-Jones**

angus@cjbowlral.com.au / 0400 300 444

Campbell Jones Property

**Inglis RURAL PROPERTY**  
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*Local Agent. Local Knowledge.* **campbell jones** property





## 35 Osborne Road, Burradoo

6 bed | 3 bath | 7 car | 4,000 sqm

Enter the property via a circular driveway to this Georgian designed two storey home on a due north facing level acre. Formal sitting room with open fire, expansive open plan dining and living rooms flow to alfresco deck, chef's kitchen, high ceilings, bespoke finishes, ducted heating and large windows. Well maintained grounds and a huge shed with additional toilet, two offices, kitchenette and slow combustion stove.

Contact Agent

Angus Campbell-Jones 0400 300 444

Gwenda Webb 0408 533 111



## 8 Shepherd Street, Bowral

4 bed | 2 bath | 2 car | 814 sqm

Classic 1950s Old Bowral home with north facing back garden. The kitchen and bathrooms have been updated, freshly painted inside, and new carpet. High ceilings, well proportioned room sizing, covered outdoor entertaining area. A truly fantastic location – only a short level walk to town.

Inspection by appointment. Guide \$1,950,000

Angus Campbell-Jones 0400 300 444





## “Sky Farm”, High Range

5 bed | 3.5 bath | 3 car | 2 ha.

Spectacular 5 acre (approx.) block with stunning front row views from Mt. Jellore to Mt. Gibraltar, yet only approx. 15 minutes to Mittagong or Berrima. Complemented by a state-of-the-art masterbuilt contemporary home featuring double glazing, sleek luxurious kitchen with dual European ovens, large living area with double-sided slow combustion fire and access to a large covered outdoor entertaining deck. Double garage, storage, attached carport, 6.5kw solar system, back to base security.

**An inspection of this superb property is a must.**

Contact Agent

**Angus Campbell-Jones 0400 300 444**



**RayWhite**

# Ray White Bowral | Moss Vale

Please see below properties currently for sale.

For further details, contact our sales team on (02) 4868 3344.



## 299 Greenhills Road Werai

4 Beds / 2 Baths / 4 Car  
\$2,685,000



## 3/103 Kangaloon Road Bowral

4 Beds / 2 Baths / 2 Car  
Guide \$2,585,000



## 546 Range Road Mittagong

14 Beds / 8 Baths / 7 Car  
Price by Negotiation



## 6110 Illawarra Hwy Moss Vale

5 Beds / 3 Baths / 2 Car  
Contact Agent



## 2-4 Swan Street Robertson

4 Beds / 2 Baths / 1 Car  
\$1,100,000



## 21 Harrison Lane High Range

4 Beds / 3 Baths / 2 Car  
Guide \$3,300,000



## 522 Ellsmore Road Exeter

4 Beds / 2 Baths / 3 Car  
Guide \$2,700,000 - \$2,850,000



## 3/38 Elizabeth Street Moss Vale

2 Beds / 1 Baths / 1 Car  
\$750,000



## 7 Valetta Street Moss Vale

4 Beds / 3 Baths / 2 Car  
Guide \$1,490,000



Shop 1 & 2, 255 Bong Bong Street, Bowral NSW 2576  
Shop 2, 458 Argyle Street, Moss Vale NSW 2577



# Some finds are better than chocolate. Happy Easter.

From the team at Ray White Bowral | Moss Vale



## 6 Grice Drive Bundanoon

4 Beds / 2 Baths / 2 Car  
Guide \$1,950,000 - \$2,145,000



## 7 Market Place Berrima

4 Beds / 2 Baths / 1 Car  
Contact Agent



## 15 Young Road Moss Vale

5 Beds / 3 Baths / 6 Car  
Guide \$2,550,000 - \$2,695,000



## 18 Westbrook Crescent Bowral

4 Beds / 2 Baths / 2 Car  
Guide \$1,700,000 - \$1,850,000



## 30c Elizabeth Street Burradoo

4 Beds / 3 Baths / 3 Car  
Contact Agent



## 7 Minnows Drive Bowral

4 Beds / 3 Baths / 2 Car  
Contact Agent



## 7 Old Oak Place Moss Vale

4 Beds / 2 Baths / 2 Car  
Guide \$1,795,000 - \$1,850,000



## 16 Daylesford Drive Moss Vale

4 Beds / 2 Baths / 2 Car  
\$1,175,000



## 73 Darraby Drive Moss Vale

4 Beds / 2 Baths / 2 Car  
Contact Agent



Ph: (02) 4868 3344  
[www.raywhitebowral.com.au](http://www.raywhitebowral.com.au)





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## Bowral | Moss Vale

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# PRIVATE OASIS IN AN ENVIABLE LOCATION

With million-dollar views and 9 hectares (22 acres) of fertile soils, this Reidsdale property is bound to attract a lot of interest.

Cathedral ceilings and square set corncicing, combined with a northerly aspect, assure a light-filled home with fresh clean lines.

The architect-designed Hebel brick 3-bedroom home offers brushbox flooring throughout and a stainless-steel kitchen. An impressive feature of the home is the main bathroom and ensuite that have an 'open air' feeling where both showers have a full-length window to the world outside. Following on from this theme, a wall of windows on the northern side seamlessly open out to the expansive deck off the living areas and two bedrooms.

Wandering around the lush grounds is an absolute delight with over 2500 native and exotic trees planted and now reaching maturity, an olive grove, a stand of eucalypts and chestnut trees, and still some open space with wide grassland perfect for cricket, croquet or polo.

Outside, a double and triple garage provide plenty of space for cars and machinery. Spring water feeds the garden taps, which have been thoughtfully placed throughout the garden.

This is a home that provides a perfect lifestyle where a lot of thought and expense have gone into the design and creation, the end result delivering a perfectly private oasis in an enviable location.

Located 20 minutes out of the heritage listed town of Braidwood, convenient enough for morning coffee at one of the quirky cafes or a meal at one of the pubs or restaurants the town is becoming renowned for.

**506 Sawyers Ridge Road, Reidsdale NSW**

**Land Size:**

9ha

**For Sale**

\$1,850,000

**View on web:**

[nutrienharcourts.com.au/33211646](https://nutrienharcourts.com.au/33211646)



**Reg O'Connell**

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[reg@braidwoodproperty.com.au](mailto:reg@braidwoodproperty.com.au)

Nutrien Harcourts Braidwood

**Nutrien Harcourts**



363 OAK ROAD  
MATCHAM







## 363 Oak Road, Matcham

4 BEDS 5 BATHS

An iconic transformation of a sandstone sanctuary, a masterpiece by renowned William Smart of Smart Design Studio. Tranquilly and privately nestled amongst the trees on an impressive 2.23 hectare/5.5 acre level parcel, this extraordinary residence is a luxury retreat unrivalled in craftsmanship or distinction.

With soaring ceilings and rugged stone walls that are highlighted with solid timber beams, additional features include a study, fireplace, firepit, deluxe bathrooms and ample parking.

The gourmet kitchen has sleek Caesarstone benches, soft-touch cabinetry, induction appliances and a large separate scullery/butler's pantry.

All bedrooms are generously well proportioned, with each complete with en-suites. The main and second bedrooms dominate the upper level and include dressing rooms.

Beautifully landscaped with understated planting that melds effortlessly within the bushland setting, the gardens include a selection of terraces, Miesian blade walls, sweeping level lawns, tennis court, large dam and sparkling swimming pool.

An idyllic hinterland hideaway just 11km (approx.) to the heart of Terrigal and its beautiful golden beaches, this exceptional residence is only an easy 95kms (approx.) via the M1 from Sydney's CBD.



**For sale via Expressions of Interest  
Inspect by appointment**

Darren Curtis **0406 761 840**  
darren@ciresydney.com.au

Martin Ross **0404 984 984**  
martin@ciresydney.com.au

**www.ciresydney.com.au**



229 GLENARVON ROAD  
LORN

**PRD.** REAL ESTATE  
Hunter Valley

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



## Lorn Rose Farm

6 BEDS 6 BATHS 8 CARS 9.9 ACRES

Lorn Rose Farm is one of the most beloved and renowned properties in the Lower Hunter Valley. Set amongst gorgeous poplar and Jacaranda trees on the outskirts of Lorn village, it is only moments to Maitland CBD, approx. 35 kms to Newcastle and approx. 170kms to Sydney's CBD.

Sitting on a manageable 9.9 acres (approx.), there's so much to offer including the stunningly refurbished federation farmhouse, a manager's cottage, sizeable barn, converted stables, creative studio, and working flower farm infrastructure.



**For sale via Expressions of Interest**  
**Inspect by appointment**

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**02 9328 1422**



# CHRISTIE'S

INTERNATIONAL REAL ESTATE

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— SYDNEY —

*At Christie's International Real Estate, Sydney, we have unique access to some of the globe's most capable and credible buyers.*

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We have been setting records across the acreage sectors for more than two decades and draw on our depth of industry experience, tailored strategies and expert negotiation to attract international attention to very local markets.

Contact us to understand how we can help you.



SOLD

*Mittagong*



SOLD

*Kangaroo Valley*



SOLD

*Bowral*



SOLD

*Callala Beach*

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# DiJones Southern Highlands is built on experience, collaboration and a commitment to exceptional service.

Our dedicated team specialises in premium properties, offering tailored strategies to meet each client's unique needs. With a results-driven approach and deep market expertise, we ensure every client receives the highest level of service and guidance.



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0411 411 244



Bradley Cocks  
0432 300 193



Sarah Wotton  
0412 338 891



Craig Symons  
0418 206 373



DiJones  
Southern Highlands



Amy Bregonje  
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Kelvin Murray  
0414 721 741



Chief Auctioneer  
0422 926 099



Michael Cawthorn  
0404 111 366

## DiJONES



## Recent Sales

Thinking about your next move? Visit us or give us a call for a complimentary appraisal. Our team will help you understand your property's true value and create a strategy to maximise its full potential in the market.



**Bowral**

3 Bed | 2 Bath | 2 Car | 600 sqm



**Moss Vale**

4 Bed | 3 Bath | 1 Car | 2,058 sqm



**Burradoo**

4 Bed | 3 Bath | 4 Car | 6,768 sqm



**Berrima**

4 Bed | 2 Bath | 2 Car | 796 sqm



**Robertson**

8 Bed | 5 Bath | 6 Car | 16 ha



**Robertson**

4 Bed | 3 Bath | 1 Car | 9.7 ha



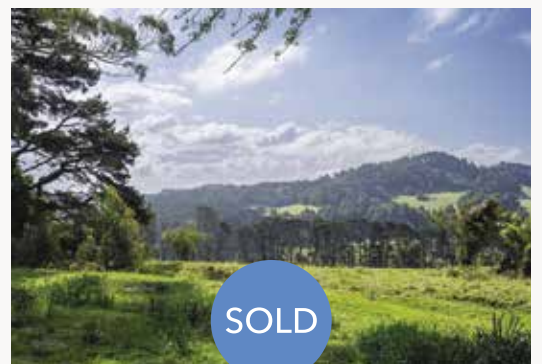
**Burradoo**

4 Bed | 2 Bath | 2 Car | 2,054 sqm



**Bowral**

6 Bed | 3 Bath | 1 Car | 2,251 sqm



**Robertson**

3 Bed | 1 Bath | 56 ha

# DiJONES



# A Significant Corporate or Institutional Opportunity

108,000 DSE – 15,000+ STEERS  
– 20,500+ ACRES

Breeding–Backgrounding–Fattening  
SIZE – SCALE – CLIMATE – LOCATION



## McPhee Beef Farms | Walcha - Yarrowitch NSW



**SIZE** – 8,393.92 hectares (20,741 acres)  
- known as Benditi and Glen Eagle



**SCALE** – Estimated at 108,000 DSE - fatten at least 15,000 steers per annum (5,000-6,000 breeder equivalents) as at completion. Sustainable 1kg+/day weight gains



**LOCATION** – Soft temperate climate atop the Great Dividing range, approx. 1,000m ASL, rich basalt and loam soils



**QUALITY IMPROVEMENTS** – 8 homes plus extensive farm infrastructure, including 5 sets cattle yards



**WELL DEVELOPED** – Approx 90% (6,240ha/15,400ac) of developed country sown mainly to high performance fescue based pastures, over 200km new fencing, 20km laneways



**EVER RELIABLE WATER** – Above average 950mm pa rainfall, 15 main springfed creeks and approx. 190 surface dams



**LIVESTOCK** – Home of the elite Maria River Angus herd - major supplier of high performance F1 Wagyu progeny



**TOPDRESSING** – Outstanding annual history

**SALE:** Informal tender, closing in writing 30th April 2025, unless sold beforehand. **INSPECTIONS:** By appointment with marketing agents.



**SYDNEY 02 9362 8111**  
Sam Meares 0423 714 779  
Chris Meares 0414 770 703  
[www.meares.com.au](http://www.meares.com.au)



**BRISBANE 07 3370 1764**  
Rawdon Briggs 0428 651 144  
Nicholas Warmington 0408 915 540  
[www.colliers.com/McPheeBeefFarms](http://www.colliers.com/McPheeBeefFarms)





# High Rainfall – Heavy basalt soils – Excellent pastures

Jamberoo - Walcha | Yarrowitch | Northern NSW



## Outstanding backgrounding/fattening country



**SIZE & SCALE** – 2051ha (5068ac) – 1,050mm+ annual rainfall - 917m ASL.



**HEAVY CARRYING** – Rated at over 25,000dse, or 1,400 cows, or fatten 3,000 to 4,500 steers per year.



**QUALITY** – Rich basalt and loam soils, outstanding spring, creek and dam water.



**ALL NECESSARY IMPROVEMENTS** – 2 homes, 2 sets cattle yards, farm shedding etc.



**OUTSTANDING PASTURES** – Over 1400ha (3450ac) heavy carrying, high performance fescue pastures. Annually topdressed.



**WELL IMPROVED** – Scenic, well sheltered improved country – 35 main paddocks, over 50km new fencing and laneways.



**IDEAL LOCATION** – Well situated 65km Walcha, 125km Port Macquarie, 140km Armidale, 150km Tamworth, 270km Newcastle, 420km Sydney.

**MEARES ONLINE AUCTION:**  
16th to 17th April 2025, unless sold beforehand.

**INSPECTIONS:** By appointment only



**SYDNEY 02 9362 8111**  
Sam Meares 0423 714 779  
Chris Meares 0414 770 703  
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Thinking of selling your rural property? Contact Anne today.



Ready to see your property on the sold list? Contact us today.



Anne Stone  
Principal and Sales Agent  
0414 457 868  
[annestone@mcgrath.com](mailto:annestone@mcgrath.com)

**McGrath**





# Lot 100 Nathan Street, Berrima

5 | 4 | 2 | 3.32

For Sale - Contact Agent

## Country. Comfort. Charm.

Tucked away in a peaceful setting yet just minutes from town, this architecturally designed residence is the perfect fusion of modern luxury and effortless country living. Thoughtfully crafted to embrace space, light, and breathtaking rural views, the home is a sanctuary for those who appreciate quality, comfort, and a seamless indoor-outdoor lifestyle.



Anne Stone  
0414 457 868

# 48 Manning Lookout Road, Fitzroy Falls

5 | 3 | 2 | 2

For Sale - Contact Agent

## True Tranquillity

This approximately five acre rural retreat not only offers peaceful seclusion, set well away from any major road, but also boasts a strong rental track record, making it an attractive option for investors. With its prime location close to local shops, cafés, Bowral, and Moss Vale, plus just a 30-minute drive to the coast, this property is perfect for families, weekend escapes, or those seeking a lifestyle change.



Anne Stone  
0414 457 868



Brittany Kelly  
0411 706 802