

\$13.95 INCL GST  
DEC/JAN 2026  
TM®

# Highlife

COUNTRY LIFE IN THE

SOUTHERN HIGHLANDS OF AUSTRALIA

## HIT REFRESH!

*Collette Dinnigan's inviting and inspiring Bowral home*

STUNNING EQUINE ESTATE  
SILVERDALE FARM

GOATS TO THE RESCUE

**Jane & Jimmy Barnes**  
RECIPES FROM THEIR  
BERRIMA KITCHEN

WATERFALLS OF THE  
SOUTHERN HIGHLANDS

GROWING PEACHES

*feeling festive* SUMMER MARKETS + HOLIDAY READING GUIDE



‘KENT HOUSE’  
2 GREYLEAVES AVENUE, BURRADOO

In this storybook Southern Highlands setting, timeless Tudor architecture meets luxury family living. Set on a magnificent, level acre of manicured English-style gardens, ‘Kent House’ is a five-bedroom, four-bathroom residence of grand proportions and inimitable elegance. With luxurious spaces for family living and a flexible floor plan, this home blends heritage charm with contemporary upgrades. Renovated interiors include multiple study nooks, bay windows, a refined library and expansive living areas with two gas fireplaces – one double-sided. All bedrooms are oversized, light-filled and beautifully appointed with new carpet, linen blinds, and generous robes. Outdoors, a sparkling glass-fenced swimming pool with travertine paving completes the picture of idyllic family living.

Contact Agent  
Samuel Lindsay 0404 647 609

Drew Lindsay | Sotheby's  
INTERNATIONAL REALTY

24 Wingebarribee Street, Bowral 4861 2799 [www.drewlindsaySIR.com](http://www.drewlindsaySIR.com)



**'ROCKET RANCH'**  
227 SOMERSET ROAD, FITZROY FALLS

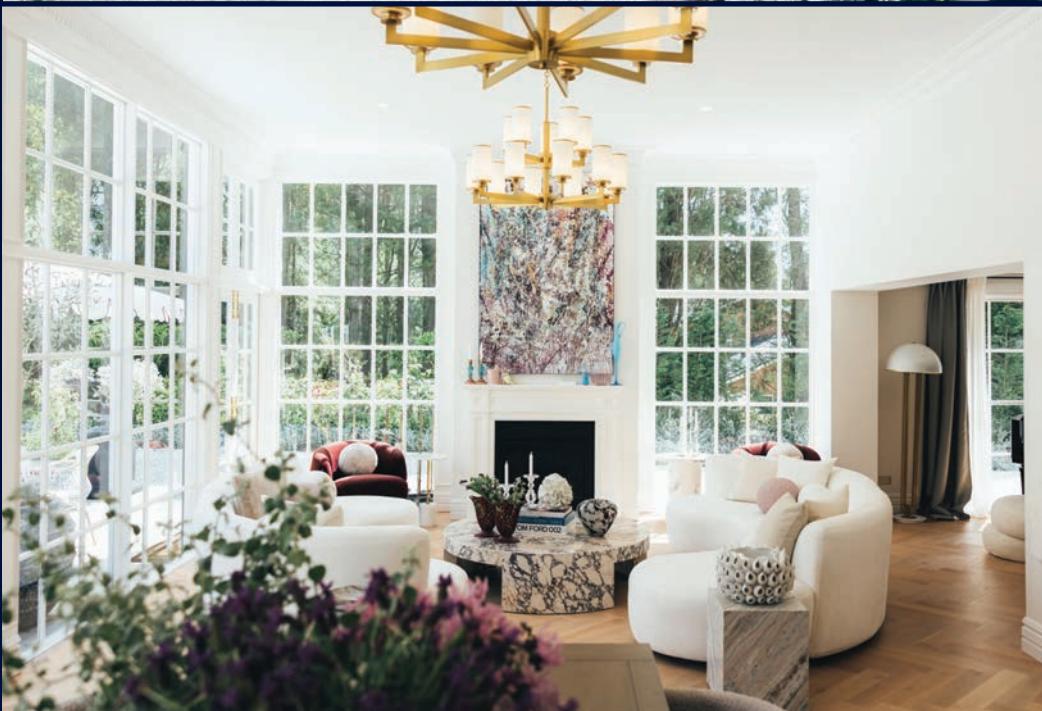
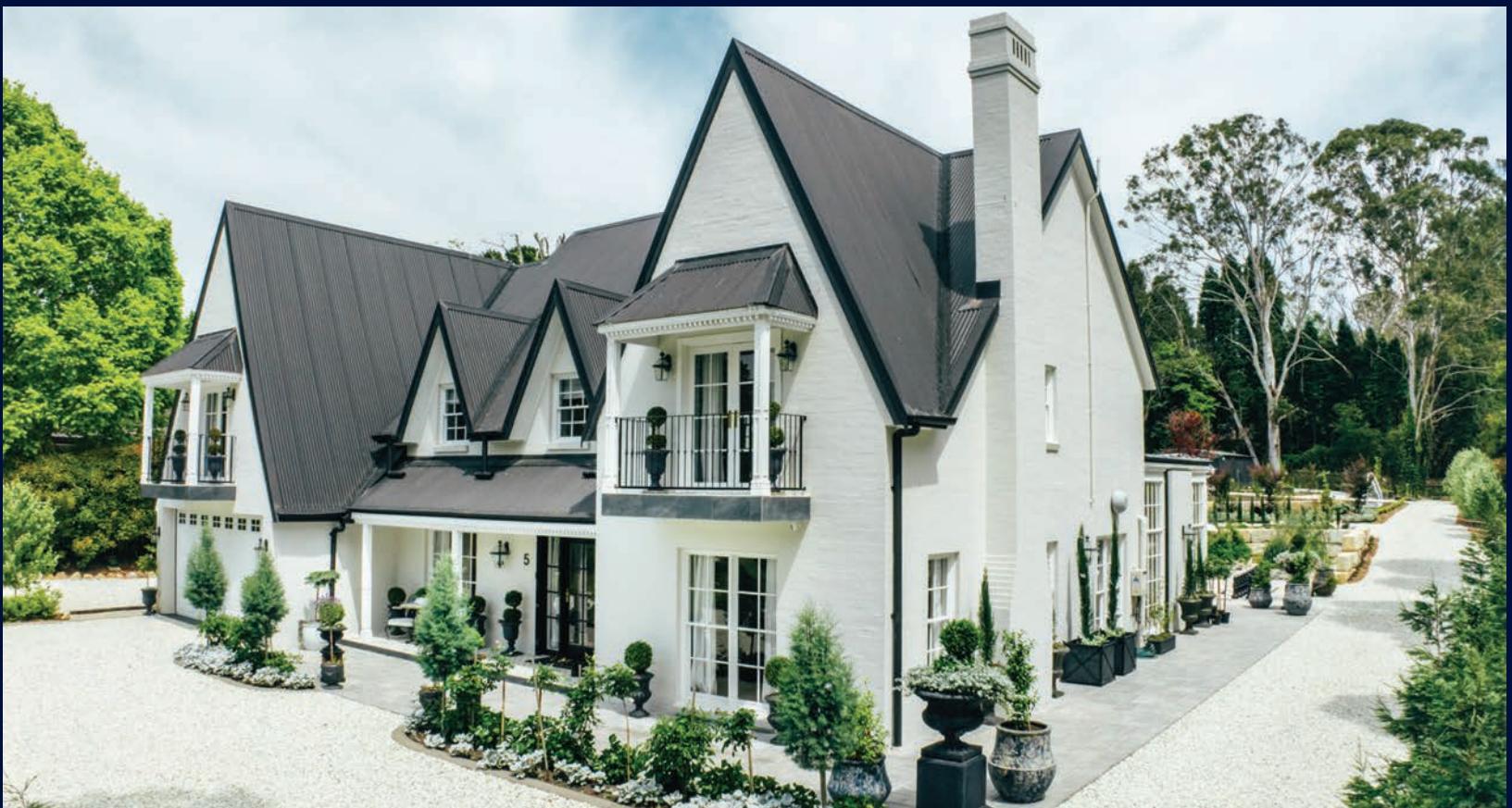
A breathtaking Southern Highlands estate, 'Rocket Ranch' is an immaculate, turnkey property that offers the ultimate convergence of secluded luxury, boutique viticulture, equine enjoyment and cattle grazing capacity. Accessed via a private, tree-lined driveway and spanning 40 hectares (100 acres), this property is the perfect sanctuary for a multi-purpose retreat, providing a premier lifestyle without sacrificing functionality. The accommodation is designed for seamless entertaining and supreme comfort.

From the contemporary 4-bedroom main residence with its undercover alfresco dining and lounge area, to the separate deluxe barn retreat with a sandstone open fireplace and two ensuite bedrooms, every detail caters to high-end living.

Expressions of Interest closing 10 December 2025  
Samuel Lindsay 0404 647 609   Mike Whelan 0418 675 875

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INTERNATIONAL REALTY

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## 5 FAIRWAY DRIVE BOWRAL

From the moment you enter the circular driveway, framed by elegant ornamental pear trees and a three-tiered water feature, this home reveals its breathtaking beauty. Step through the generous foyer and the tone is set – every inch of this residence speaks of timeless European elegance and luxurious scale. Meticulously renovated and extended, the home culminates in a magnificent conservatory-style living and dining space at the rear. Three elegant living areas provide space for every mood and moment, and the large study and elegant powder room are delightful. Upstairs, five generous bedrooms are complemented by two designer bathrooms. Every detail has been crafted to transform this home into a family sanctuary.

Contact Agent

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**‘YARAANDOO’**  
35 MANDEMAR LANE, SOUTHERN HIGHLANDS

Evoking a sense of grandeur and romance, ‘Yaraandoo’ will capture your heart with its impressive homestead and whimsical garden setting. Offering more than just luxury and land (136 acres), ‘Yaraandoo’ also features a charming guest cottage and inspiring views.

Just ten minutes from Berrima village and 20 minutes to Bowral and Mittagong, the architect-designed and master built main house provides over 760 sqm of luxurious living space built for ultimate Southern Highlands comfort and practicality.

The guest cottage sits within its own private garden and provides space for extended family or a caretaker. Or you may choose to offer farm-stay accommodation and enjoy the benefits of a thriving tourist industry in the privacy of your own country retreat.

This is a lifestyle property and working farm that must be inspected to be believed: live your own country dream.

Contact Agent  
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## 'GREENBRIER PARK' 1171 OLD SOUTH ROAD, BOWRAL

With its spectacular views of the Blue Mountains and Nattai Valley, and with a national award-winning garden to complement the stunning sandstone colonial Georgian home at its heart, 'Greenbrier Park' is being offered to market for the first time. The property offers three separate dwellings and farmland of more than a hundred acres. The main home, built in 1989 and designed by renowned architect Ron Gilling with input from heritage architect Howard Tanner, is built with double cavity stone walls for year-round comfort. The spectacular landscaping is designed for low maintenance, yet it is a study of symmetry and elegance.

This private sanctuary is located approximately 4 minutes drive from both Bowral and Mittagong town centres.

Contact Agent

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**'OLD GATE'**  
3 ARGYLE STREET, MITTAGONG

Refined, expansive, light and with stunning views, this six-bedroom estate offers the heart-melting country style long associated with Southern Highlands dream living. Add almost nine rolling acres, a tennis court, high ceilings, beautiful timber work, marble flourishes and a swoon-worthy barn and you have your forever home. Each bedroom is large and light, with two bedrooms upstairs that sit at either end of a large open library/office space, plus a huge rumpus room for kids. Downstairs are four bedrooms, two further living areas, a formal dining room, a large country kitchen with eat-in dining area and a double-sided wood fire for cosy winter ambience. Three dams and a paddock make this property perfect for those wishing to have ponies or livestock, the proximity to renowned Frensham School and its whisper-quiet location at the end of a lane make it very attractive.

Expressions of Interest  
Samuel Lindsay 0404 647 609

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

24 WINGECARRIBEE STREET, BOWRAL 4861 2799 [www.drewlindsaySIR.com](http://www.drewlindsaySIR.com)

# Contents



## 48 WELCOME HOME



## 106 PEACHY KEEN



## 96 CLASSIC CAR

**48 WELCOME HOME**  
An 1886 house in a rambling five acre setting instantly appealed to Collette Dinnigan, who has since transformed her Bowral property into an enchanting country retreat that's perfect for entertaining.

**68 GO TO GOATS**  
We meet three small-scale goat owners who keep them for meat, milk and their special talent for weed control. All sing their praises, but not for their aptitude for escaping.

**78 ESTATE OF BLISS**  
Frances Simons visits Silverdale Farm, a boutique thoroughbred broodmare property at Avoca, to discover the planning and plant combinations behind its stunning grounds.

## 96 SEASONAL STARS

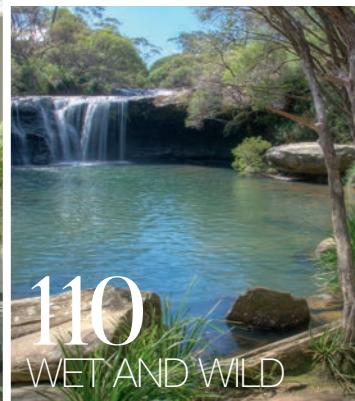
Few things bring as much satisfaction as picking and cooking home-grown vegetables and fruit, say Jane and Jimmy Barnes, who share recipes from their new cookbook.

## 106 PEACHY KEEN

Growing your own peaches is easy, although you will need to thwart birds and other creatures who love them as much as we do. Kirstine McKay shares six favourite peach recipes.

## 110 WET AND WILD

Waterfall lovers have plenty to tempt them in the Southern Highlands and surrounds. We visit seven waterfalls, including two that offer the rarer opportunity of being seen from below.



## 110 WET AND WILD

## ESTATE OF BLISS

## 78



## 68 GO TO GOATS

## 118 BOOKED UP FOR SUMMER

Our reviews of novels and non-fiction, including cookbooks and garden books, will provide plenty of inspiration for Christmas gifts – or your own wish list.

## 126 CLASSIC CAR

Tracy Nickl, owner of the renowned Gumnut Patisserie, has another love in his life: a now restored 1959 Skoda that his father Peter bought in 1960 and kept his whole life.



## 96 SEASONAL STARS

## REGULARS

### 8 DREAM ESTATES

Jonathan Chancellor

### 34 THIS IS THE SOUTHERN HIGHLANDS

### 36 HIGHLANDS LIFE

### 90 IN THE GARDEN

December/January

### 96 FOOD

Seasonal Stars

### 106 HOME GROWN

Peachy Keen

### 116 THEN & NOW

Bowral Fire Brigade

### 118 BOOKS

### 124 TOP MARQUES

Hyundai 130 N Line

### 126 CLASSIC CAR

1959 Skoda Octavia

### 136 AROUND THE HIGHLANDS

### 154 WEDDINGS

### 160 A COUNTRY LIFE

John, Louisa and Millie Boag, Christmas tree growers

**COVER** COLLETTE DINNIGAN'S POOL HOUSE, BOWRAL. PHOTOGRAPH BY EARL CARTER



FROM LEFT WHARE TAU, THE HABIT HOUSE AND KELLY'S CREEK.

Kerrisdale retains many period features including window seats, high ceilings and fireplaces. The holding last sold for \$3.6 million in 2022.

**N**otts Hill, a Bowral home just west of the town centre, has been sold for \$1.675 million through Highlands Property. The Merilbah Road property was on the market for 120 days offering an initial \$1.825 million price guidance. Set on 2777sqm, Notts Hill is a five-bedroom residence with multiple living areas, a modern kitchen and abundant alfresco spaces including four patios, a porch and two decks with an integrated conservatory. Notts Hill last sold for \$1.07 million in 2016.

**T**he Habit House estate in Burradoo, comprising two residences on what was originally the historic Kerever Park built for Charles Fairfax in the 1880s, has been listed for sale at \$5.875 million. Michael Cawthorn and Kelvin Murray of Dijones are marketing the Ranelagh Road holding comprising the five-bedroom Habit House and three-bedroom Blossom Cottage. Situated on a 4050sqm corner parcel, the residences have separate street access. The estate last sold for \$5.1 million in 2021.

**R**ivers Nest, on a bend in the Wingecarribee River at Berrima, has been listed through Philip Dwyer at eXP Real Estate. There is a \$2.4 million to \$2.6 million price guidance for the two hectare bushland holding being offered for the first time in three decades. The property includes a six-bedroom home custom built by the vendor, a granny flat, a pool, a tennis court and a 12m x 12m American style barn.

**O**ld Laurel Hill, a Wildes Meadow estate with a small agricultural operation, has been listed with \$3.5 million guidance through Gene Fairbanks and Peter Coram of Ray White. Set on 3.98ha on Ryans Lane, the four-bedroom residence is an updated and expanded 1880s weatherboard cottage. The property includes an olive grove with 200 trees, a tennis court and a heated pool. Agricultural facilities include a greenhouse, cattle crush, two dams and a chook run. Old Laurel Hill last sold for \$2.9 million in 2021.

**E**mu Cottage, an extended and updated Wildes Meadow residence, has been listed for sale with a \$2.5 million price guide through Joseph Somes and Angus Campbell-Jones of Campbell-Jones Property. The 5478sqm property comes with a four-bedroom timber cottage with formal spaces with fireplaces, and a one-bedroom cottage with a balcony. The main residence has an alfresco deck leading to pebbled pathways amid the grounds, which include an old tennis court.

**M**edindie, a secluded Woodlands estate, has returned to the market with Mike Whelan of Drew Lindsay Sotheby's International Realty. The 45ha Woodlands Road holding with a six-bedroom house was initially listed with \$4.8 million guidance earlier this year. RU2-zoning means the holding has multiple avenues of potential development, including as an equestrian facility, a working farm, or remaining a private sanctuary.

---

Jonathan Chancellor writes for  
*The Sunday Telegraph*.



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## 'Gowan Brae', Berrima

5 bed | 3 bath | 2+ car | 20 acres (approx.)

Only 5 minutes to the historic township of Berrima, Gowan Brae is one of the Southern Highlands' lifestyle jewels – a five bedroom sanctuary with bespoke interiors, a stunning entertainer's kitchen and family room, formal living and dining room, and two separate studies. On a bend in the Wingecarribee River, the estate has more than 300 metres of private river frontage, a boat house for lazy lunches, swimming and canoeing, and a tennis court and viewing pavilion. Quietly removed yet not remote.

### CONTACT AGENTS

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**Tim McLean\***

Campbell Jones Property  
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**DiJONES**

**campbell  
jones** property

\*Agent interest



## 'Granby', Moss Vale

4+ bed | 2 bath | 4+ car | 32.36 ha. (approx. 79.96 acres)

An exceptional rural holding – gently undulating fertile country with excellent water including bore, 6 dams and rainwater tanks. The architecturally designed brick homestead (c.1980s) with renovated kitchen and bathrooms, vaulted ceiling and picture windows, has French doors which open to a vine covered outdoor entertaining area. Set in a superb mature garden – a quiet and private location, yet close to town. Farm improvements include hay/machinery shed plus storage shed and farm office with W.C. This is the first time the property has been offered for sale in nearly four decades.

[CONTACT AGENT](#)

Angus Campbell-Jones 0400 300 444

Tim McLean 0412 974 470



## 200 Wildes Meadow Road, Wildes Meadow

4 bed | 3.5 bath | 2 car | 5,478 sqm

A charming character cottage, beautifully renovated and extended. Formal living room with gas log fireplace, large French doors open to a entertaining deck, country kitchen with stone benchtops, hand-painted cabinetry, integrated dishwasher and breakfast nook, formal dining room. Separate cottage with large open plan living area. Outbuildings include double carport, original buttery/tool shed, old tennis court, tank and bore. All set in a superb established garden offering complete privacy in picturesque Wildes Meadow, just minutes to Burrawang Village.

**PRICE GUIDE \$2,500,000**

Angus Campbell-Jones 0400 300 444

**campbell**  
*jones* property



## 'Ardeevin' and 'The Meadows', Avoca

9 bed | 7 bath | 6 car | 78.5 ha. (approx. 194 acres)

Set amidst established gardens, curated grounds, and highly improved pastures, this exceptional estate offers a rare harmony of natural beauty, privacy and timeless elegance. The homestead itself has been thoughtfully appointed and meticulously maintained to deliver the ultimate country estate experience – a residence of unparalleled stature within the region. With its distinguished design, manicured surrounds, and serene outlook, 'Ardeevin' and 'The Meadows' is without equal, representing a once-in-a-generation opportunity to secure an iconic Southern Highlands holding.

OFFERED FOR SALE VIA EXPRESSIONS OF INTEREST

**Liam Griffiths**

Inglis Rural Property  
0427 474 900 [liam.griffiths@inglis.com.au](mailto:liam.griffiths@inglis.com.au)

**Angus Campbell-Jones**

Campbell Jones Property  
0400 300 444 [angus@cjpbowral.com.au](mailto:angus@cjpbowral.com.au)

**Inglis RURAL PROPERTY**  
Est 1867

**campbell  
jones** property



## SALE

'Kinnoul' 790 Kangaloon Rd, Glenquarry

Held within the same family for 120 years, this is a once in a lifetime opportunity to reimagine your future and stake your claim to a prominent and truly exceptional land holding. Once an integral part of the local dairy industry and home to a post office in the early 1900s, 'Kinnoul' features 2km of Wingebarrie River frontage, fertile grazing land, 19 fenced paddocks, cattle yards, dams, shedding and original 3 bedroom cottage – it's ideal for livestock or a future dream home, and only 7 minutes to Bowral.

**We bring the whole team**

Ray White Bowral | 02 4862 1894

3 | | 171 acres

**Sale**

Contact Agent

**View**

By appointment or as advertised

**Hugh Hanrahan**

0402 198 652

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**Gene Fairbanks**

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



## SALE

'Ellro' 5941 Illawarra Highway, Avoca

Escape to 'Ellro', a premium 72ha (177 acre) jewel on the Illawarra Highway. Only 9km to Moss Vale and 16km to Bowral, this holding combines prime location with incredible potential. Imagine, a charming 4 bedroom homestead with a sunny north aspect, set in mature, exquisite gardens, improved pasture to run up to 60 cows/calves, extensive infrastructure (sheds, yards, dairy), 9 dams and a bore. Your premium rural dream awaits!

**We bring the whole team**

Ray White Bowral | 02 4862 1894

4 | 2 177 acres

**Sale**

Contact Agent

**View**

By appointment or as advertised

**Daniel Garnett**

0412 444 638

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**Gene Fairbanks**

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



## SALE

‘Old Laurel Hill’ 82 Ryans Lane, Wildes Meadow

Magnificent heritage-meets-modern estate in Wildes Meadow featuring 4 bedrooms, restored bathrooms, open-plan living, gourmet kitchen, heated pool, tennis court and verandah with sweeping views. Set on a productive olive grove with full farm infrastructure, solar power, water tanks and landscaped gardens ‘Old Laurel Hill’ offers a serene lifestyle with potential to expand. A rare rural retreat.

4 2 5 1 9.8 acres

### Sale

Guide \$3,500,000

### View

By appointment or as advertised

### Gene Fairbanks

0448 613 665

gene.fairbanks@raywhite.com

### Peter Coram

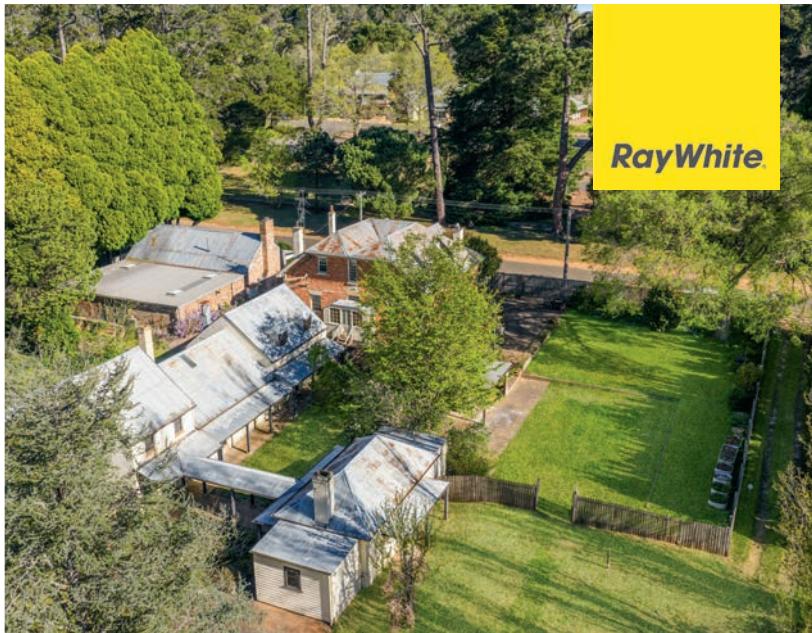
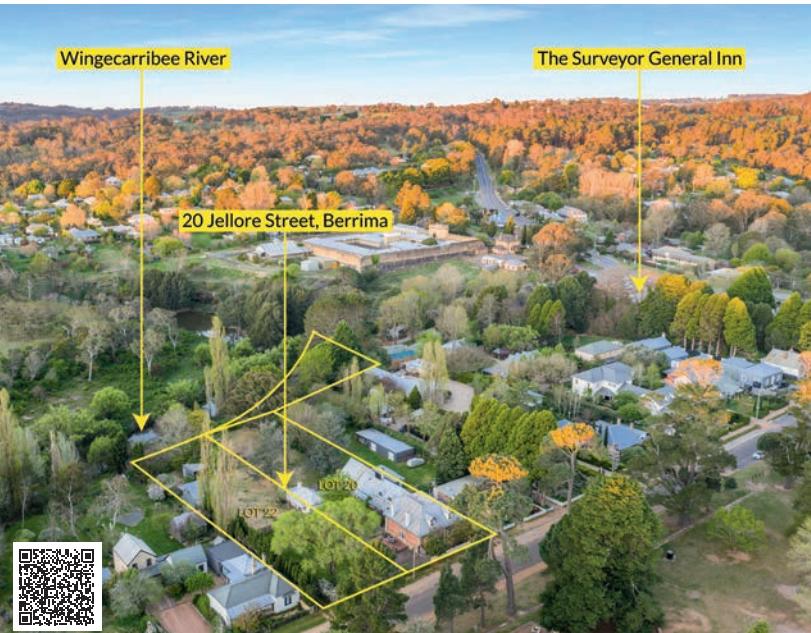
0409 626 135

peter.coram@raywhite.com

## We bring the whole team

Ray White Bowral | 02 4862 1894

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



## SALE

20-22 Jellore Street, Berrima

A rare opportunity to honour the past while shaping the future, a landmark c.1840 Berrima estate steeped in history and character, spanning 1.35 acres across three titles with frontage to Jellore Street and the Wingecarribee River. Featuring a Georgian-style main residence, the former Victoria Inn, with commercial kitchen and dining and additional outbuildings offering exceptional lifestyle and commercial potential.

3 2 2 1.3 acres

### Sale

Contact Agent

### View

By appointment or as advertised

### Gene Fairbanks

0448 613 665

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### Louisa Andersen

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## We bring the whole team

Ray White Bowral | 02 4862 1894

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



## A MAJESTIC WATERFRONT ESTATE

6 Bed | 6 Bath | 10 Car | 5,085sqm

### **'Clifton' 7 Woolwich Road, Hunters Hill**

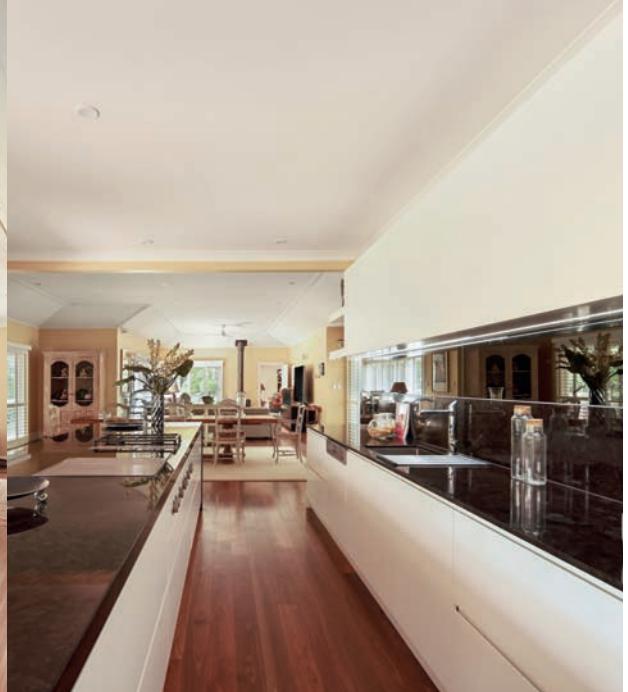
'Clifton' is one of Hunters Hill's most prominent residences. This glorious sandstone estate is positioned on 5,085sqm of waterfront land with mature trees establishing a private suburban oasis. Blending formal elegance with casual living, recreational pursuits and abundance of space. "Clifton" offers a unique and luxurious lifestyle. Additional features include:

- Champion Tennis Court with adjacent BBQ area + pavilion dining and guest bathroom
- In-ground heated swimming pool and spa
- A deep-water pontoon with boat berth
- Basement 10 car garage
- Wine cellar with capacity for 1000 bottles and adjoining tasting room
- Close to a number of prestigious private schools
- Extensive manicured grounds with Snow Pear, Magnolia, Crepe Myrtle, Weeping Mulberry and Frangipani
- 2 separate architecturally designed apartments - ideal for guest accommodation, gymnasium, home office or harbourside entertaining

For Sale Via Expressions Of Interest  
Viewing by Prior Appointment

**Martin Schiller**  
0411 853 406  
mschiller@savills.com.au





## TRANQUIL COUNTRY LIVING IN THE SOUTHERN HIGHLANDS

5 Bed | 3 Bath | 4 Car | 50.25 Ha

### **'Fernbrook' 561 Myra Vale Road, Wildes Meadow**

Set in one of the Southern Highlands' most scenic regions, 'Fernbrook' is a country estate spanning 50.25 hectares of rich red basalt pasture, combining timeless elegance with modern rural luxury. A tree-lined drive leads to the main residence overlooking manicured gardens and a spring-fed lake. Just under two hours from Sydney, it offers the perfect blend of tranquillity and convenience.

Additional features include:

- Expansive main residence with five bedrooms and three bathrooms
- Gourmet kitchen and multiple formal/informal living areas
- Wide verandahs overlooking gardens and lake
- Saltwater swimming pool and tennis court
- Billiards room and wine cellar
- Three-bedroom manager's cottage plus additional residence
- Excellent infrastructure with shedding and cattle yards
- Fertile, pasture-improved land ideal for cattle or horses

For Sale Via Expressions Of Interest  
Viewing by Prior Appointment

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**RayWhite**

**James Hall**

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**savills**



## Expertise You Can Rely On

Enthusiastic and possessing a wealth of experience, Anne is passionate about living and working in the Highlands. Principal of McGrath Southern Highlands, Anne's move into real estate was prompted by her wish to "combine a love of detail with a people oriented role".

A natural communicator, Anne is aware that she's providing professional assistance at a key point in peoples' lives. "Whether clients are seeking someone to manage their property, help buy their first home or invest after retirement, people need honest, straight forward advice from a professional who has a genuine interest in them. Being humble is the key; I understand that each client will have specific needs that I will need to meet. That's the job in a nutshell."

### **Anne Stone**

Principal and Sales Agent  
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[annestone@mcgrath.com](mailto:annestone@mcgrath.com)

**McGrath**



## 'Auroa'

89 Osborne Road, Burradoo

4 beds | 3 baths | 2 cars | 4468 sqm

### Resort style luxury living

Showcasing resort-style amenities, this exceptional home is designed for those who expect the very best in quality, comfort and lifestyle. Bathed in natural light from its premium northerly aspect, every living space enjoys a warm, sun-drenched ambience and effortless connection to the outdoors, all while maintaining a sense of seclusion and privacy. Step outside to your private sanctuary featuring a heated mineral pool, and a fully equipped pool house with bathroom and built-in BBQ – perfect for entertaining in style.



**Dianna Reiche**

diannareiche@mcgrath.com.au

0497 112 455

## 'Villa Luita'

21 Holly Road, Burradoo

5 beds | 5 baths | 2 cars | 4041 sqm

### Majestic Highlands manor

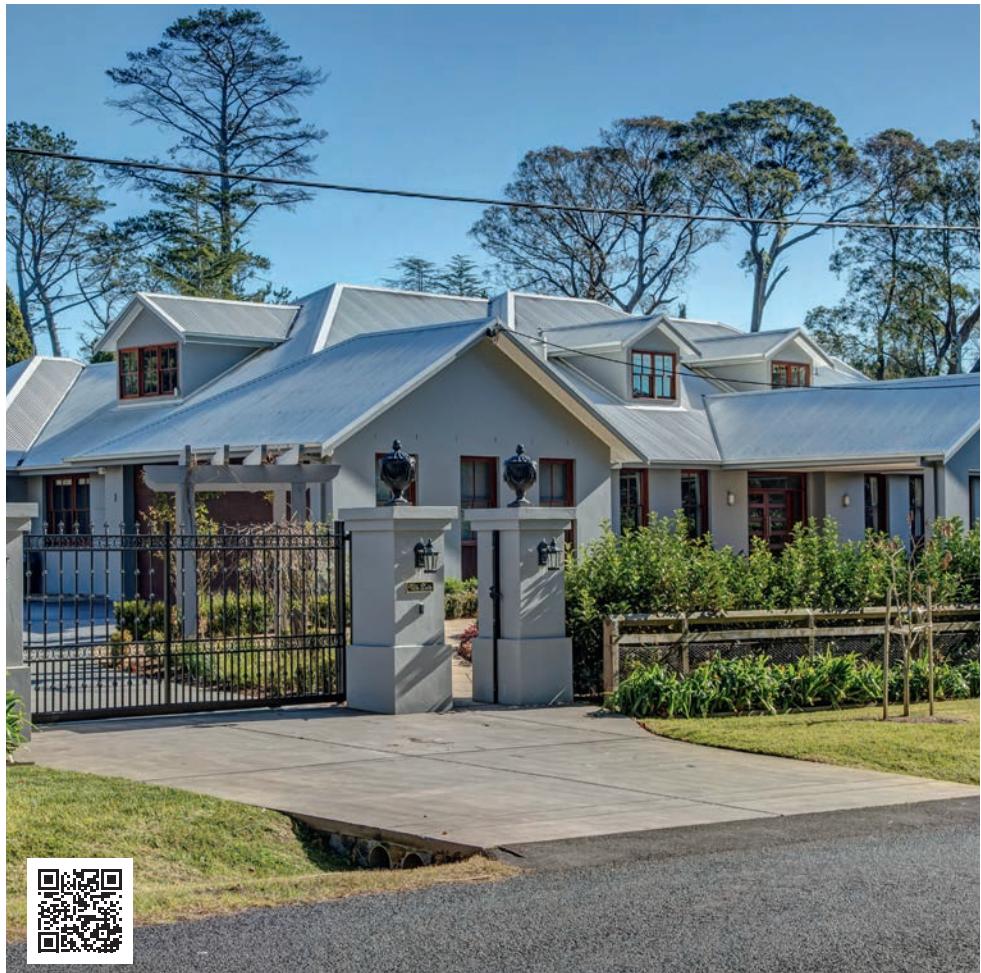
There is an unmistakable sense of grandeur the moment you arrive. Set beyond elegant gates in one of Burradoo's most coveted enclaves, this Highlands manor of distinction offers timeless style and privacy. Entertaining is effortless here, with refined interiors, generous proportions and beautifully landscaped grounds, all just minutes from Bowral's cafés, boutiques and elite schools.



**Dianna Reiche**

diannareiche@mcgrath.com.au

0497 112 455



**McGrath**

## DiJONES

Southwood Estate is an 8.35-hectare property in the heart of the Southern Highlands, offering space, beauty, and a connection to nature just 90 minutes from Sydney. Set at the edge of Burrawang, a historic village, it is one of the Highlands' most exciting destinations.

16-20 Burrawang Station Road Burrawang  
[dijones.com.au/1P128698](http://dijones.com.au/1P128698)

5 Bed | 4 Bath | 2 Car | 8.35ha

For Sale by Private Treaty

Kate McCullagh 0411 411 244



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### Where we are

Southern Highlands 0414 591 973  
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Campbelltown 02 4626 5077  
Liverpool 02 9601 5666  
Oran Park 02 4601 1811  
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Local Government  
Planning and Environment Law  
Property Law  
Wills & Estate Planning

### Learn more

[Marsdens.net.au](http://Marsdens.net.au)



## 103 Redhills Road, Fitzroy Falls

A Grand Georgian Estate on approximately 100 glorious acres

Linden Grange is a landmark rural estate of rare scale and elegance. Inspired by classic American Georgian architecture, the residence is a masterwork of symmetry, proportion, and timeless refinement.

5 Bed | 5 Bath | 8 Car

Sarah Wotton 0412 338 891



## 71 Redhills Road, Fitzroy Falls

Supreme privacy - a lifestyle without compromise

Set across nearly 80 acres, adjacent to 103 Redhills Road, this superb rural holding offers an enviable mix of seclusion, scenery and modern comfort.

Each property is available for sale, the purchase of both would represent a significant pastoral holding and investment opportunity.

3 Bed | 2 Bath | 2 Car

Sarah Wotton 0412 338 891





Over 24 years of achieving premium results  
across the Highlands. Wishing all my valued clients a  
Christmas season full of peace, love and joy.

Sarah Wotton | 0412 338 891



55 Warreeah Lane,  
Kangaloon

5 Bed | 3 Bath | 8 Car  
5.9 acres



552 Meryla Road,  
Manchester Square

4 Bed | 2 Bath  
80 acres



11 Vine Lodge Lane,  
Exeter

4 Bed | 3 Bath | 2 Car  
3,601 sqm

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DijONES

SARAH WOTTON | 0412 338 891

# THE AGENCY



'Munro Park' 7361 Illawarra Highway, Sutton Forest

Commanding instant admiration and awe, Munro Park is a multi-layered estate of rare character, combining heritage sandstone origins, inter-war modernism, and contemporary rural amenity. With its extensive outbuildings, abundant water, energy independence, landscaped grounds, and enduring architectural pedigree, it stands ready to serve as both family sanctuary and heritage custodian's charge. A property of this calibre, woven through with history yet fully modernised, is seldom offered in the Southern Highlands.

6   5   6   52  
acres

#### Expressions of Interest

Contact Agent  
Ben Olofsen 0419 019 423  
[theagency.com.au](http://theagency.com.au)



'Villa Christina' 2970 Canyonleigh Road, Canyonleigh

Set amid 60 acres of rolling countryside, Villa Christina is a remarkable estate that exudes timeless elegance, European craftsmanship and luxurious rural living. A long conifer-lined driveway leads to a striking double-brick residence framed by landscaped gardens and sweeping vistas, evoking the romance of a Tuscan villa while offering every modern comfort. Designed and built with uncompromising quality, this is a home that delivers both beauty and substance in equal measure.

5   5   10   60  
acres

#### For Sale

Contact Agent  
Ben Olofsen 0419 019 423  
[theagency.com.au](http://theagency.com.au)

# THE AGENCY



34 Oldbury Street, Berrima

Exuding timeless elegance and set within one of the Highlands' most desirable villages, this beautiful Federation-style residence is a showcase of classic design and modern sophistication. Delivering soaring ceilings, spacious interiors and stunning landscaped gardens, it offers a lifestyle of refined comfort with an outlook that captures the surrounding mountains and river in all their natural beauty.

4 3 2 4047 sqm

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61 Conflict Street, Sutton Forest

Privately positioned amid 41.5 acres of rolling pastures and beautiful rural scenery, this impressive Sutton Forest property offers an exceptional lifestyle opportunity. Combining peace and privacy with a flexible dual-residence layout, it's ideally suited to families, hobby farmers or those seeking a luxurious country retreat with outstanding versatility.

6 3 2 41.5 acres

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2680 Old Hume Highway, Woodlands    5+3 bed / 3+2 bath / 7+3 car

### **‘Carinya’ – A hidden haven with two homes, lovely acres, and gorgeous views**

Experience Southern Highlands living on 43 acres where sweeping vistas meet contemporary sophistication. Carinya is a private, NE-oriented estate with dual residences: a magnificent main home of sun-filled living zones flowing to a spectacular terrace, heated saltwater pool and home theatre; plus a restored 1940s double-brick three-bedroom cottage with its own driveway and acres of gardens—ideal for guests, income or multi-generational living. Amazing landscaping frames a tree-lined approach, lawns and curated gardens, with four fenced paddocks, cattle yards, two dams and a bore. Solar with Tesla battery, sheds and water storage complete effortless amenity minutes to Bowral, Mittagong and Berrima.



355 Centennial Drive, Bowral    5+3 bed / 3+1 bath / 8+1 car

### **‘Cardington Park’, two homes, superb basalt acreage, prime Bowral location**

Perfectly poised to capture breathtaking rural panoramas, Cardington Park is a premier 98-acre Southern Highlands estate blending pastoral beauty with refined country living. The elegant main residence and separate three-bedroom cottage deliver dual accommodation amid spectacular gardens, established trees and manicured lawns. Rich basalt soils, four dams, a bore and automatic irrigation nurture seven well-fenced paddocks, ideal for grazing. Quality cattle yards, hay and machinery sheds, and a long tree-lined driveway complete the picture. Just minutes from Bowral, this blue-ribbon holding offers an extraordinary combination of privacy, productivity and prestige in one of the Highlands' most desirable locations.

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**PHILIP DWYER PROPERTY**  
*Luxury*



581 Greenhills Drive, Berrima 8 bed / 6 bath / 6 car

### 'The Grange'

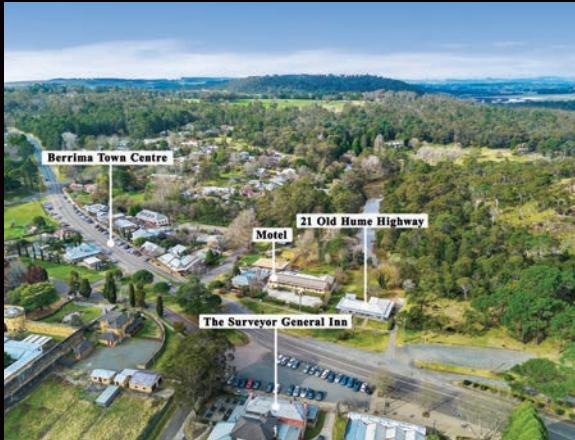
Hidden beyond a long country drive, 'The Grange', Berrima spans over 100 acres of spectacular Highlands countryside with a private lake at its heart. Designed for hosting and retreat, the grand Lodge offers luxurious guest suites, vast entertaining spaces, and a commercial kitchen, complemented by *The Granary* – a stunning two-storey converted barn. Perfect for equestrian pursuits, events or multi-generational living, the estate features stables, a 60x20m arena, rich gardens, and wide verandahs framing magnificent views. With Starlink, solar, multiple dams and RU2 zoning, this is a rare, income-producing lifestyle destination minutes from historic Berrima and Bowral.



Eridge Park Road, Burradoo 4+2 bed / 2+1 bath / 2+1 car

### 'The Gables'

Discover timeless design and modern country living in this prestigious Highlands estate. The main residence blends classic charm, spacious interiors and abundant natural light for an elegant, welcoming atmosphere. Enhancing the property is a 100m<sup>2</sup> villa – among the Southern Highlands' finest guest accommodations. Fire and sound-proofed from the main home, it offers private entry, garage, visitor parking, alfresco entertaining and wheelchair-friendly design. High ceilings, oversized bedrooms and open-plan living with a gourmet kitchen make it ideal for independent living or extended family. A rare chance to secure one of Burradoo's most versatile properties.



- Prime tourist location with huge exposure
- Versatile layout for retail, hospitality or gallery (STCA)
- Large block with parking, verandah and gardens to river
- Zoned E1 Local Centre

### 21 Old Hume Highway, Berrima – Landmark commercial freehold with river frontage

Rare 3,503sqm property in the heart of historic Berrima with highway frontage, flexible 269sqm building. A character-filled holding in one of the Southern Highlands' most visited villages.



26 Old Hume Highway, Berrima 6 bed / 4 bath / 5 car

### 'Rivers Nest'

First time offered in over 30 years, 'Rivers Nest' rests on a picturesque teardrop bend of the Wingecarribee River, minutes from historic Berrima Village. This private retreat overflows with birdlife, kangaroos, wombats, platypus, echidnas and so much more. Set on five acres with adjoining Crown land for bushwalking, it features a saltwater solar-heated indoor pool, expansive entertaining area with bar, kitchen, bathroom, and space for games, plus views over the half tennis court, manicured grounds and river. A rare Southern Highlands waterfront property, combining natural beauty with outstanding lifestyle facilities. Inspections by appointment or scheduled open home.



67 Southey Street, Mittagong  
20-22 Evans Street, Mittagong

### Southey & Evans

Southey & Evans – it may sound like a boutique law firm, but this is far more – two contiguous, rare development parcels in the heart of Mittagong, NSW. Introducing 67 Southey Street – a gently undulating 3,007 m<sup>2</sup> block zoned R2, quietly nestled yet just minutes from the train station and town centre. Backing onto it, 20-22 Evans Street, is a property offering a further 4,047 m<sup>2</sup> of prime level land. Both land parcels delivering approximately 7,000 m<sup>2</sup>, with dual-road access and unmatched flexibility for a boutique development or a single extraordinary estate. Positioned within easy walking distance of cafés, shops and transit, these adjoining blocks deliver both convenience and scale. Whether you're a visionary developer or a rare-find buyer, Southey & Evans presents the kind of opportunity the Southern Highlands doesn't offer often.



Philip Dwyer | Marea Gregory | John McTavish

### EXP Realty Group Team

In a region celebrated for lifestyle and prestige properties, not all agents are created equal. Philip Dwyer (0439 467 468), Marea Gregory (0410 340 371) and John McTavish are part of the EXP Realty group which has over 80,000 agents in 26 countries – backed by parent company eXp World Holdings, which currently has a market capitalisation of approximately A\$2.39 billion.

As members of eXp Luxury, we can expose your property to over 90 international outlets, including the media known to high net-worth individuals such as the *Wall Street Journal* and *Robb Report*. We focus entirely on strategy, presentation and negotiation so you achieve the best possible outcome, not pay for expensive storefronts. From high-end rural retreats to elegant village residences in the Southern Highlands, we provide genuine collaboration, discreet service and marketing that speaks to both local and global buyers. When you list with us, you're not just engaging three seasoned professionals – you're connecting with the most advanced, connected real-estate network in the world.



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## For Sale

74 Noble Parade  
Dalmeny, NSW



## Quality, space and ocean views



Escape the city and discover a level of coastal luxury that's simply unmatched. Ten minutes from Narooma and just 100 metres from Josh's Beach, this fully renovated 4-bedroom, 3-bathroom home offers a fantastic lifestyle in a peaceful seaside village – all on a generous 917sqm block with panoramic ocean views. Whether you're seeking a permanent sea change, a prestige holiday retreat or a smart coastal investment, 74 Noble Parade delivers on every front – space, style, and unbeatable proximity to the beach. Inside, no detail has been overlooked. The home has been transformed throughout with premium finishes, thoughtful touches, and a relaxed, contemporary elegance. Expansive glass frames the ever-changing seascape, while multiple living zones and outdoor entertaining spaces invite you to unwind in comfort and style. Whether you're upgrading your lifestyle or investing in your future, this is your chance to secure an elegant and refined home in a true walk-to-beach location.



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**venture**  
PROPERTY SPECIALISTS



## 35 Middle Road, Exeter

3 BED | 3 BATH | 6 CAR

### Effortless Elegance

This architect-designed weatherboard home blends classic charm with refined luxury. Remodelled with Cameron Kimber Design, its interiors are elegant, joyful, and effortlessly stylish. Each bedroom features an ensuite; the master suite includes a walk-in robe spacious enough to double as a study or nursery. The gourmet kitchen boasts a vast island, butler's pantry, integrated Smeg appliances, and Zip HydroTap. A stone fireplace anchors the open plan living, flowing to an enclosed indoor/outdoor room with café blinds and heaters. The detached garage offers space for four cars or conversion potential (STCA), while the landscaped gardens are both stunning and low maintenance.

For Sale

Open for inspection

As advertised  
or by appointment

Contact

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