

Highlife

\$11.95 INCL GST
AUG/SEPT 2024
TM®

COUNTRY LIFE IN THE

SOUTHERN HIGHLANDS OF AUSTRALIA

clever cottage
RENOVATION

behind the scenes

THEATRE DIRECTOR
GALE EDWARDS
ACTOR & MUSICIAN
JOHN WATERS

WESTERN RIDING
in the Highlands

HATTERSLEY FARM'S
*fairytale
garden*

MILES OF STYLE
10 YEARS OF CLASSIC CARS





‘ THE BAILS ’
150 HAWTHORNE LANE, KANGALON

Exquisitely renovated and commanding the best views in Kangaloon, ‘The Bails’ is an extraordinary and gracious home designed by renowned architect Richard Rowe. With five lush, landscaped acres and north-west views over rolling green hills to distant water, its luxury is unparalleled. The home itself is a study in understated glamour including feature fireplaces, picture windows and sunny nooks that capture every view – a newly created conservatory presents a year-round panorama of changing seasons and horizons. A subterranean 700-bottle wine cellar and games room provide scope for all the family’s passions. ‘The Bails’ is, in essence, a beautiful modern farmhouse on one of the most picturesque lanes in the Southern Highlands – it is everything you could ask for in a tree-change.

Contact Agent

Samuel Lindsay 0404 647 609 Lisa-Marie Cauchois 0421 216 512

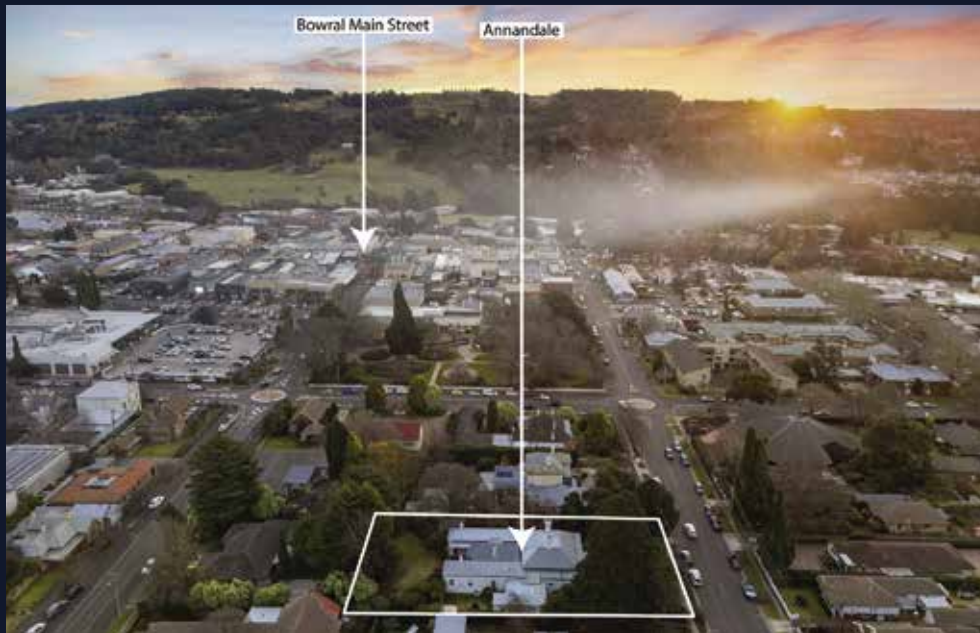
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24 Wingecarribee Street, Bowral

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'ANNANDALE' c1876
29-31 MERRIGANG STREET, BOWRAL

Footsteps to Corbett Gardens and hidden behind century-old planting, 'Annandale', built c1876, is one of the grand dames of Bowral's prestigious Merrigang Street. Recently renovated and with twelve-foot ceilings, wide hallways, traditional fireplaces and generous bedrooms and living areas, it offers grand, modern luxury wrapped in historic charm. Enjoy a six-bedroom family home or, as it is currently, utilise it as an Airbnb that offers three separate self-contained residences that return a huge rental yield. The historic appeal and 'wow' factor of this home cannot be underestimated. Only 150m from the bustling town of Bowral and all its bars, restaurants and boutique shopping, the walk-to-everything convenience makes this the perfect town/country retreat.

Contact Agent

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52 SHEPHERD STREET
BOWRAL

Built in 1890, 52 Shepherd Street was the childhood home of Don Bradman. It is here where he developed his phenomenal cricketering skills by hitting a golf ball against a tank stand. Winner of the National Trust's Award for Conservation and Heritage, it is now a stunning and comfortable four-bedroom, two-bathroom period house with 12-foot ceilings. A conversion of the original stables means the garden now hosts a delightful self-contained two-room apartment/home office with a third bathroom and kitchenette. The opportunity also exists for further additions such as an attic room with dormer room window, or a kitchen/garden/conservatory extension at the rear of the house.

Contact Agent

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**‘CRABAPPLE COTTAGE’
8 WINGECARRIBEE STREET, BERRIMA**

‘Crabapple Cottage’ is the Berrima village dream: a stunning half-acre of cool-climate gardens and established deciduous trees, complete privacy and a four-bedroom, four-bathroom cottage of immense charm. Built c1929 it has beautiful interiors, high decorative ceilings, pretty panelled picture windows and French doors, multiple outdoor living areas and a quaint country kitchen which all add to the sense of historic country elegance. The back garden is extensive and with rear-lane access gates privately situated away from the house it could be further developed with a secondary residence with own driveway (STCA). Coupled with a five-minute walk to the bakery, post office, restaurants and the village pub, this home becomes an exquisite opportunity for either the downsizer or a family.

Contact Agent

Mike Whelan 0418 675 875

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4861 2799

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**‘ HAYLOFT AT MILTON PARK ’
203 HORDERNS ROAD, BOWRAL**

Gracious elegance describes every aspect of 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 is yours to utilise: a gym, an indoor pool complex, championships tennis courts, tennis pavilion and walking rights over Milton Park Gardens.

Contact Agent

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Berrima



Burradoo



Exeter



Glenquarry



Exeter



Bowral



Burrawang



Exeter



Burrawang



Mittagong



Berrima



Mittagong



Bowral



Glenquarry



Sutton Forest



Wildes Meadow



Robertson



Mittagong



Exeter



Kangaloon



Glenquarry

Recently Sold by
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66 THE ART OF EVERYTHING

Artist Nafisa's colourful Bowral studio reflects an energetic personality and an ability to turn a hand to many artforms. She explains why she likes "the Renaissance way of working".

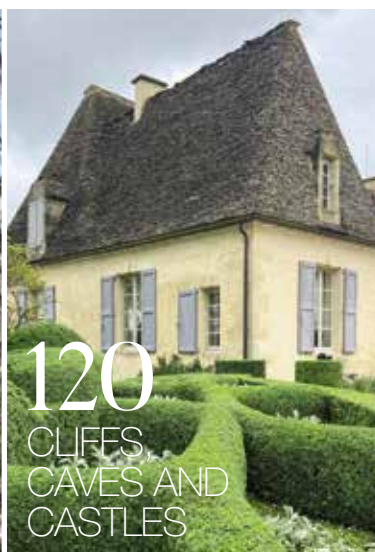
74 **LIFE BY THE REINS**
Western horsemanship clinics are now a key part of Hugh Clarke and Alice Le Cras's Snake Creek Cattle Company property, which also boasts a farm shop with pies made from their own beef.

80 **THEATRE OF LIFE**
Theatre, musical and opera director Gale Edwards made her name as associate director of *Les Miserables* in 1987, and embarked on a glittering career.

86 **A GARDEN BY THE RIVER**
A lake, river views, trees, roses, a *Wind in the Willows* garden and space for sheep, cattle, donkeys and horses to roam – Hattersley Farm's garden is a dream come true for Kathryn and Warwick Smith.

100 **RAISED IN A GARDEN**
Kirstine McKay writes about bringing up her three sons on a property brimming with nature.

110 **WONDER DOWN UNDER**
After a two-year closure, Wombeyan Caves has reopened to the public, and \$9.6 million worth of upgrades makes it a special place to spend time outdoors and underground.



120
CLIFFS,
CAVES AND
CASTLES

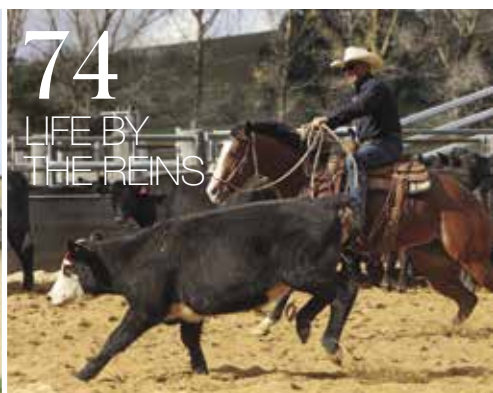


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A COTTAGE
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115 **BOOKTOWN BOOKSHOPS**
Booklovers Garry and Nerida Barnsley have opened two bookshops in a shop and stables that have been in their family for more than a century.

120 **CLIFFS, CAVES AND CASTLES**
A destination for all ages, the Dordogne in south-west France offers history, culture, spectacular gardens and landscapes, fabulous food and plenty of scope for adventure.

126 **HOOKED ON CLASSICS**
It's 10 years since we started our Classic Car column. We look back at 60 gorgeous models made between 1908 and 1993, and *Highlife* photographer Tony Sheffield shows us the star car in his life.



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LIFE BY
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REGULARS

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COVER: HATTERSLEY FARM, BURRADOO
PHOTOGRAPHED BY TONY SHEFFIELD



CLOCKWISE FROM TOP LEFT BEACON HILL,
THE OLDE STABLES AND WANDARRIE.

The former 1902 Anglican church, at East Kangaloon, **St Matthew's**, is on the market through Sarah Wotton and Amy Bregonje of DiJones. It is offered at \$3.6 million after its renovation and extension by Whiting Architects, Melbourne, and Eccleston Constructions. Situated on 2502sqm, the four-bedroom abode includes a bunk room, loft and a fireplace with custom marble hearth. The house sits amid gardens by landscape designers Dangar Barin Smith. St Matthew's last sold for \$885,000 in 2019.

Beacon Hill, the Old South Road, Bowral estate, has hit the market through Drew Lindsay Sotheby's International Realty with \$13 million to \$14.3 million guidance. Set on 40.47ha, the four-bedroom pavilion-style home was designed by Glenn Murcutt, who was commissioned by the late legal luminary Roddy Meagher and his wife, Penny, after they bought the property in 1983 for \$260,000. Meagher died in 2011, and his daughter, Amy Gerstl, listed the property in 2019. Since its purchase in 2021 for \$5.17 million, updates include new lighting, flooring, a top-of-the-range kitchen, plus an outdoor kitchen.

Hemingway, an equine estate in Moss Vale, is back on the market three years after it last sold for \$3 million. Located at 6192 Illawarra Highway, the 3.84 hectare holding is listed at \$3.85 million through Anne Stone and Melissa Johnson of McGrath. It has a recently renovated three-bedroom character cottage. There is also a barn-style complex with 12 stables plus tack room and wash bay, a dressage arena with a round yard, eight paddocks with shelters, and a farm shed.

Sue Gibson's **Velvet Ranch**, an equine estate in Robertson, has been relisted with a revised \$13 million to \$14 million price guide

through Samuel Lindsay and Lisa-Marie Cauchois of Drew Lindsay Sotheby's International Realty. Also known as Crossways Farm, the Pearsons Lane estate was initially listed for around \$20 million in 2022. Gibson purchased the 50ha property in 2018 for \$5.55 million from Louise Zavattaro. It has a five-bedroom main residence with a grand foyer, and two two-bedroom residences. Equestrian facilities include a 12-stall stable complex and an indoor round yard.

Jubilee Villas, the historic Old Bowral property comprising two terrace villas and a rear extension, has been sold for \$3.525 million through Sarah Burke and Kirsti Sturluson of DiJones. Located at 50 Merrigang Street, the two 1887 villas are at the front of the property, each a one-bedroom dwelling, which can function independently or be combined through a bookcase passageway. The dwelling at the rear is a four-bedroom house spanning two levels with balconies. Set on 924sqm, the property last sold for \$2.2 million in 2020.

The Olde Stables in Burradoo has been sold for \$2.75 million through Sarah Wotton and Amy Bregonje of DiJones. Located at 9A Links Road opposite the golf course, the 2429sqm property has a 2004 master-built Jim Sell home, which was a finalist in the Housing Industry Awards. The dwelling has four bedrooms and a study, and the property's namesake stables have been converted into a games room, wood shed and storage. The Olde Stables last sold for \$1.8 million in 2018.

Winchmore Hill, a Canyonleigh estate, has been listed with a \$2.795 million price guide through Angus Campbell-Jones of Campbell Jones Property. Located at 1421 Tugalong Road, the 41ha estate is 70 per cent cleared and has a three-bedroom primary homestead, a

two-bedroom barn and a one-bedroom studio. Equine facilities include a sand dressage arena and a horse shelter. The property also comes with an 800 tree olive grove, fruit trees, two dams and two bores. Winchmore Hill last sold for \$1.75 million in 2018.

Wandarrie, the Burradoo retreat of comedian Lawrence 'Moonman' Mooney and his wife Lou, has been sold two years after its listing. The two-storey 1930s residence last traded in 2020 for \$2.95 million, soon after Mooney joined Sydney breakfast radio as presenter of Triple M's revamped breakfast show. Mooney first listed the property in 2022 with \$4.8 million hopes after his departure from the airways. Highland Property's Corina Nesci took over the listing last year with a revised guide of \$4.5 million, which was dropped to \$3.8 million before its sale.

Yarrangower, a Mandemar estate with a vineyard and a Tuscan-style homestead, has been listed at \$4.9 million through Frank Walsh of Hindmarsh & Walsh Property. Originally settled in the 1830s, the 48ha Joadja Road property includes a four-bedroom home built in 2008 and an original ironbark slab hut now used as an art studio. A shearing shed has been converted into a winery for small scale production of Mandemar Wines from its 1.5ha of chardonnay, riesling and pinot noir varieties. Yarrangower currently runs 50 to 60 Angus cattle. It last traded for \$647,200 in 1999.

Jonathan Chancellor writes for *The Sunday Telegraph*.



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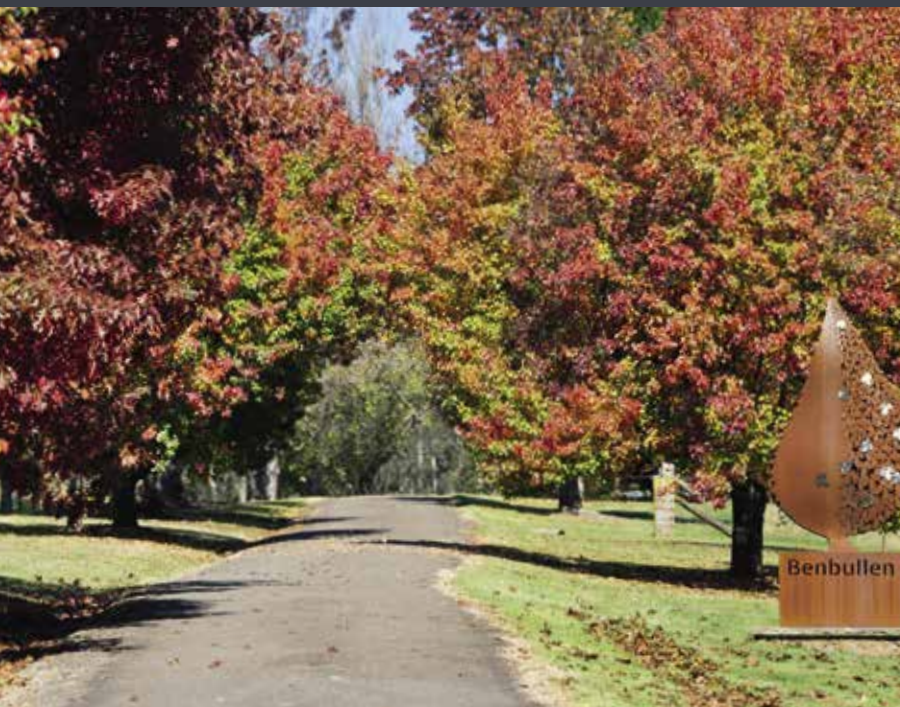
31 Nathan Street, Berrima

5 bed | 3.5 bath | 2 car | 3.33 ha (8.2 ac)

An exquisite residence of impeccable quality, designed and textured with Spotted Gum to blend harmoniously with its native backdrop over time. The 550 sqm of internal living space is deliciously warmed with hydronic heating, complemented with the romance of a fireplace and the convenience of ducted r/c airconditioning. No overlooking neighbours combined with double glazing embraces year round views in all directions to the native trees which form the natural artwork of the house. It is a house of large proportions, with scope for entertaining a very large numbers of guests. It is also a child's paradise, a home, a sanctuary.

Guide \$5,950,000 – \$6,200,000

Cameron Scott 0488 105 110





“Benbullen” 450 Meryla Road, Manchester Square

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

A superb, architect designed and master built home for grand scale living with a soft country charm. Extraordinary views, exceptional quality, security and total privacy, less than 12kms to Moss Vale.

- * 1km tree-lined sealed driveway
- * Full brick main house, plus 2 bedroom manager's residence
- * 9m x 5m indoor heated pool with full bathroom
- * Machinery shed, hay shed, stockyards (covered crush, electric scales)
- * Exceptional water, excellent fencing

Co-Agent **Sam Lindsay 0404 647 609**
Drew Lindsay Sotheby's International Realty

Contact Agent
Angus Campbell-Jones 0400 300 444



45 Oxley Street, Berrima

4 bed | 2 bath | 2 car | 2,070 sqm

Set on half an acre, this double brick home enjoys the luxury of a total renovation of the highest standard, including hydronic underfloor heating and double glazing throughout. A quiet cul-de-sac, only 500 metres to town and with direct access to the Wingecarribee River. There is a separate cottage and separate garage, and DA approval for an extension.

Contact Agent

Cameron Scott 0488 105 110



5 Wilshire Street, Berrima

2-3 bed | 2 bath | 2 car | 638 sqm

Built circa 1878, this stunning Georgian sandstone property with soaring 11 ft ceilings has been thoughtfully renovated to ensure the new owners enjoy this truly charming home in supreme comfort, style and warmth in the heart of Berrima. Be the envy of your friends – perfect home, weekender or bed & breakfast income earner.

Guide \$2,000,000

Cameron Scott 0488 105 110



READY TO INSPECT

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highland
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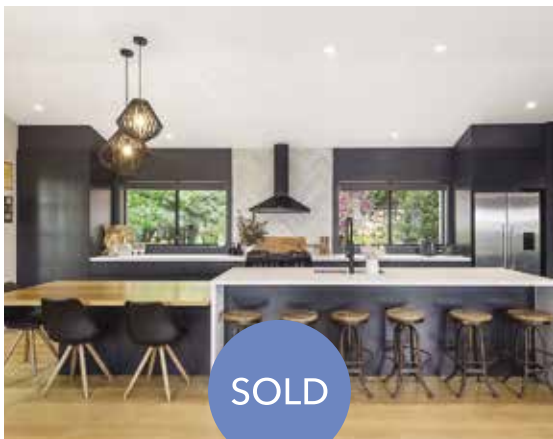
50 Merrigang Street,
Bowral



37 Osborne Road,
Burradoo



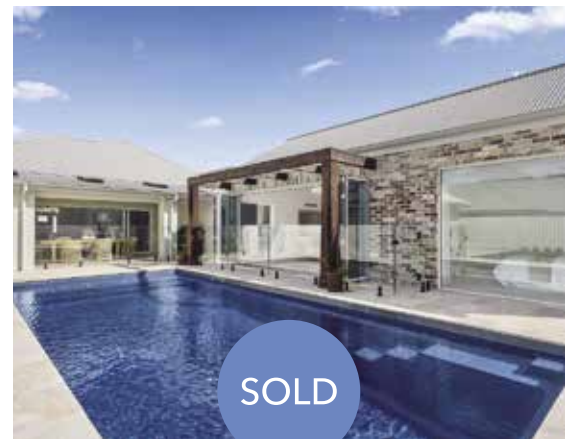
524 Moss Vale Road,
Burradoo



52 Oxley Drive,
Bowral



145 Osborne Road,
Burradoo



15 Caroline Avenue,
Bowral



4 Tirrikee Lane,
Burradoo



8 Stratford Way,
Burradoo



166 Merrigang Street,
Bowral

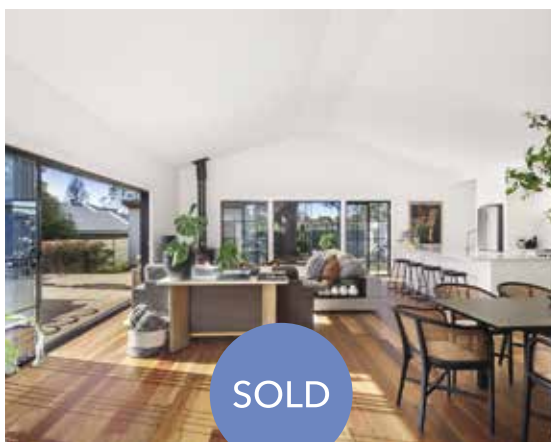
Unlock the Potential of Your Property

In 2024 alone, Sarah Burke has successfully sold over \$30 million worth of property. Deal with an experienced agent who knows how to deliver results – harnessing her knowledge, tenacity, and dedication to maximise your results in the Southern Highlands market.



SOLD

54 Eridge Park Road,
Burradoo



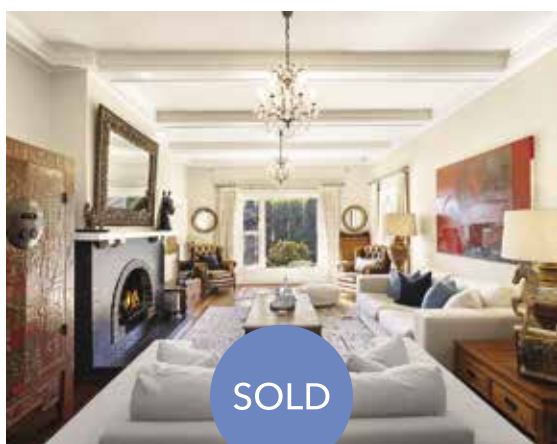
SOLD

36 Purcell Street,
Bowral



SOLD

66 Holly Road,
Burradoo



SOLD

67 Bendooley Street,
Bowral



SOLD

3 Ascot Road,
Bowral



SOLD

1 Hamilton Avenue,
Bowral



SOLD

98 Burradoo Road,
Burradoo



SOLD

5 Hamilton Avenue,
Bowral

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Sarah Burke 0404 377 491

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