

# "HIGHLANDS ESTATE"

A Prestigious Community of 43 Lifestyle Lots

Barrengarry, within Kangaroo Valley  
City of Shoalhaven



# **ENJOY A BIGGER LIFE**

**The coronavirus pandemic has transformed the way we live, work and play. The changing times has forced millions of people to rethink their quality of life, health, wellbeing and values.**

**With this in mind Avondale Property Group have set out to deliver the best in lifestyle community living. Bringing together life's best experiences of luxury living at one with nature and in one place.**

**"Highlands Estate" is a lifestyle community that would normally be exclusively reserved for the elite, but now a place you can call HOME.**

Actual View

WHERE DREAMS COME TO LIFE

# PRESTIGIOUS ACREAGE LOTS FOR LUXURY LIVING

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200 ACRES OF LUSH GREEN COUNTRY WITH STUNNING  
ESCARPMENT VIEWS, DAMS, RUNNING CREEKS AND AN  
ABUNDANCE OF WILDLIFE ALL TO BE ENJOYED IN THIS LIFESTYLE  
DEVELOPMENT

**AVONDALE PROPERTY GROUP IS PROUD TO PRESENT:**  
LUXURY LIVING AT THE PRESTIGIOUS "HIGHLANDS ESTATE"  
2319 MOSS VALE ROAD BARRENGARRY.  
WITHIN KANGAROO VALLEY AND THE  
CITY OF SHOALHAVEN

# MAGNIFICENT REGION

AS THE RISING SUN BREAKS THROUGH THE MORNING MIST, THE HIGHLANDS ESTATE IS UNVEILED,

SURROUNDED BY GLORIOUS ESCARPMENTS THE REGION IS RICH IN FLORA AND FAUNA, WITH SPARKLING RIVERS AND CREEKS.

THE REGION ABOUNDS IN FERTILE FARMLAND WITH MEADOWS THAT EXPAND TO UNDULATING GRASSLANDS AND PASTURES BEYOND THE RIVER FLATS.

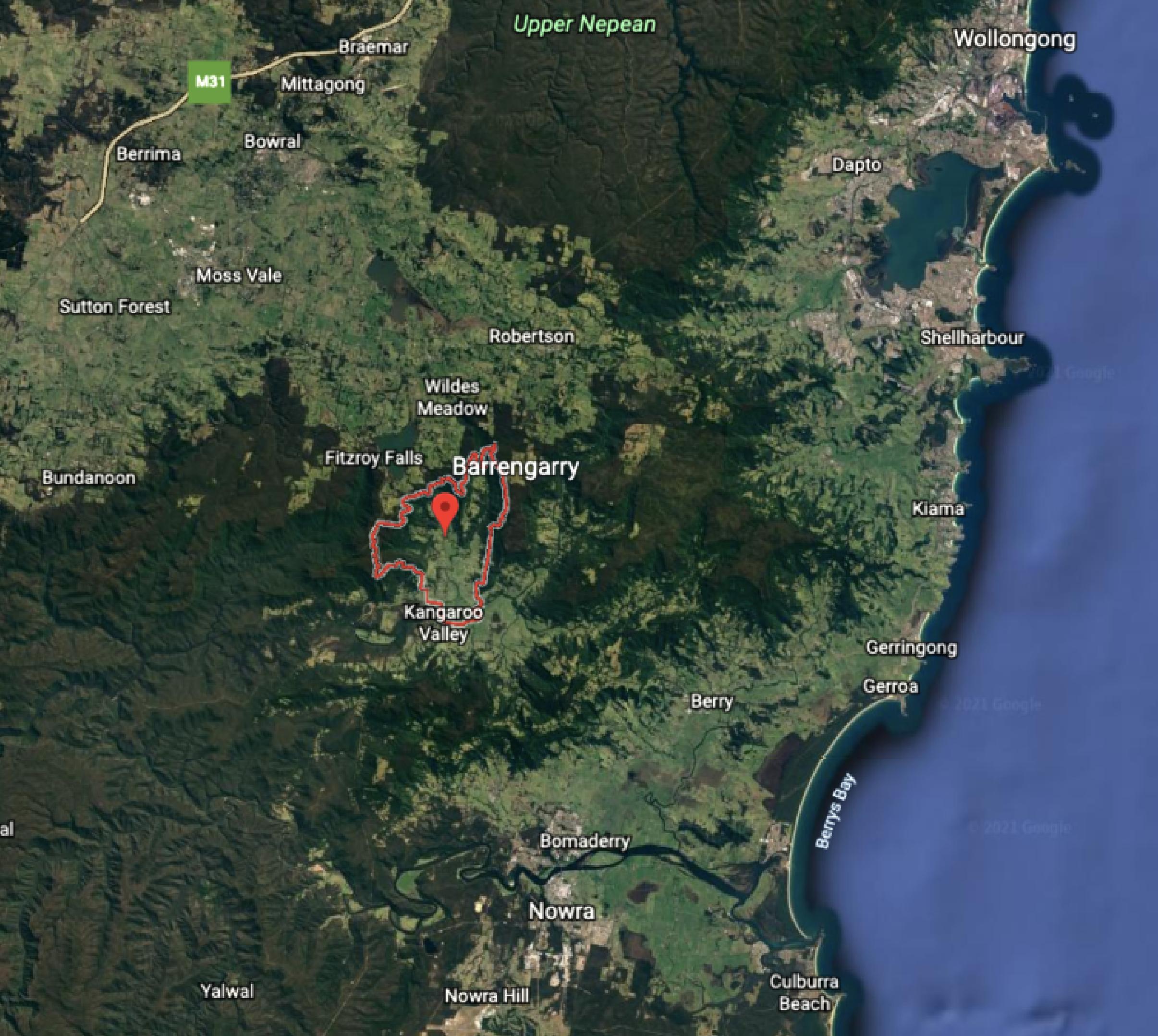
SPREAD THROUGHOUT THE AREA PRESTIGIOUS HOMES ARE SET ON SPRAWLING ESTATES AND MEANDERING LANE WAYS LEAD TO QUINT COUNTRY COTTAGES.

# ONLY 2 HOURS AWAY

NESTLED BETWEEN THE BARRENGARRY AND CAMBEWARRA MOUNTAINS, JUST A STONE'S THROW NORTH OF THE HISTORICALLY RICH TOWN OF KANGAROO VALLEY. IT IS A PLEASANT DRIVE FROM THE SOUTHERN HIGHLANDS AND NOWRA,

APPROXIMATELY TWO HOURS DRIVE FROM BOTH SYDNEY AND CANBERRA. THIS MAGNIFICENT REGION IS CLOSE ENOUGH FOR A WEEKEND GETAWAY WHILE FEELING A MILLION MILES AWAY

THIS MAGNIFICENT REGION IS CLOSE ENOUGH FOR A WEEKEND GETAWAY AND DELIVERS SOMETHING FOR EVERYONE.



# LOCATION & PROXIMITY

## NOWRA

25 minutes

## BERRY

30 minutes

## BOWRAL

32 minutes

## SEVEN MILE BEACH

35 minutes

## GREENWELL POINT

42 minutes

## KIAMA

45 minutes

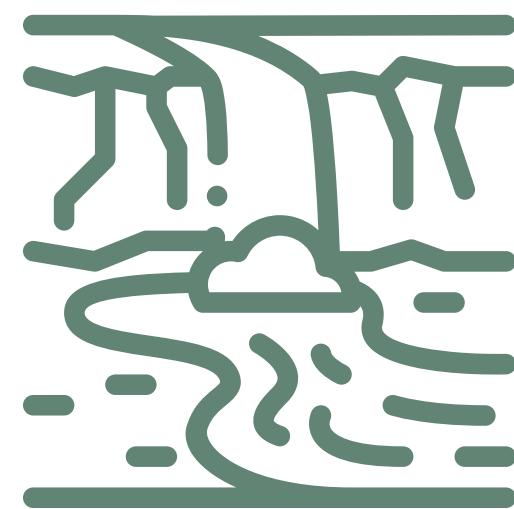
## WOLLONGONG

65 minutes

# THE REGION IS FAMOUS FOR



Fascinating colonial history



Spectacular Waterfalls &  
Exciting Outdoor  
Adventures



Delicious food & wine

# KEY ATTRIBUTES



## DELICIOUS FOOD & WINE

The region is known for its famous pies. Stop by the Kangaroo Valley Pie Shop and Bakehouse for freshly made treats. For dessert, visit the Kangaroo Valley Fudge House and Ice Creamery or Sweet As Kangaroo Valley for locally made fudge and lollies.

Take a short drive to Upper Kangaroo River for wine tasting and a cheese platter at Yarrawa Estate, and to buy seasonal farm produce. Sample delicious local olives and olive oil at Kangaroo Valley Olives. You can also hone your culinary skills at Flavours of the Valley, a cooking school that uses local produce.



## **WATERFALLS, RIVERS, DAMS & OUTDOOR ADVENTURES**

This oasis in the Shoalhaven coast provides a rejuvenating getaway. Explore the beautiful Kangaroo Valley and tranquil river by hiring a kayak or canoe. For those wanting to submerge in the landscape the spectacular Fitzroy Falls and Tallowa Dam are a short drive. Experience the region on foot or horse ride through the pristine bushland, and enjoy the abundance of flora and fauna.

## **FASCINATING COLONIAL HISTORY & QUAINT COUNTRY CHARM**

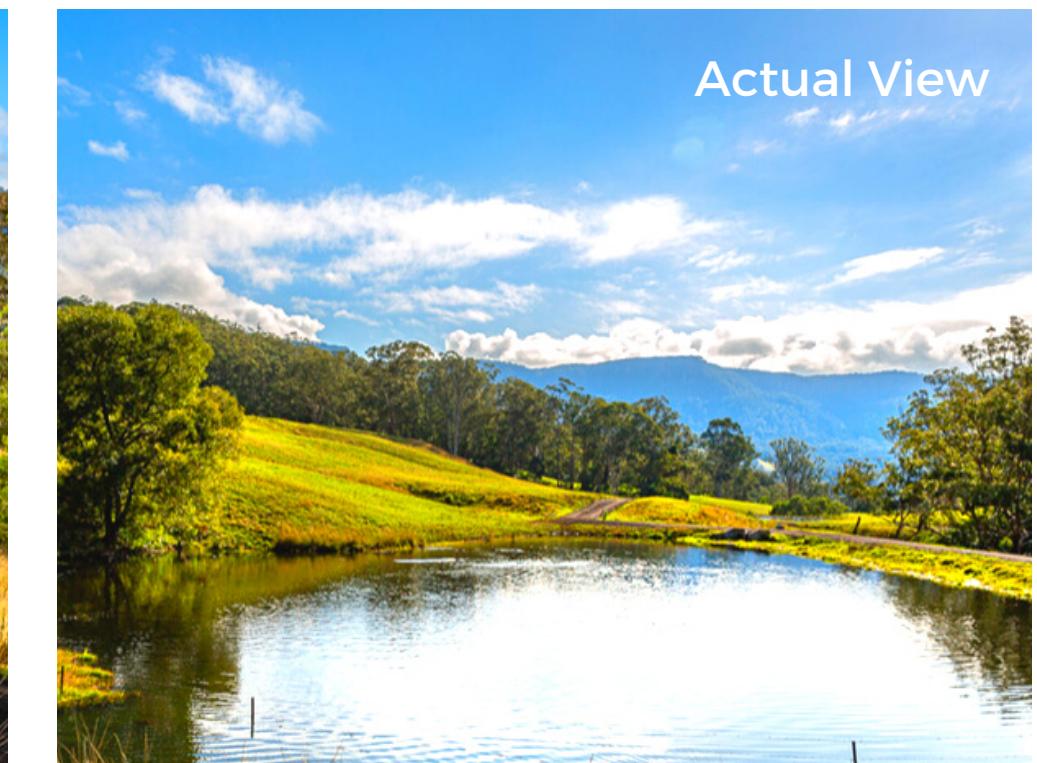
The area has significant history dating back to the 1870s, when Barrengarry was developed as a satellite town to Kangaroo Valley due to its geographical location. The area together with Kangaroo Valley evokes a sense of historic country charm, with its tea rooms, a heritage-listed pub, a Village Museum and Australia's last surviving wooden suspension bridge the historic Hampden Bridge, with its large sandstone turrets.

# "HIGHLANDS ESTATE"

## LIFESTYLE SUBDIVISION

200 ACRES (approx. 80 HA)  
amongst the Barrengarry  
mountain range

43 lifestyle acreage lots:  
8 lots at 1+ acres  
6 lots at 2+ acres  
8 lots at 3+ acres  
21 Lots at 3 - 5 acres  
with an abundance of  
community land



Actual View



# "HIGHLANDS ESTATE"

## FEATURES & FACILITIES INCLUDE:

A "Community Hub" to include:

Community/function space

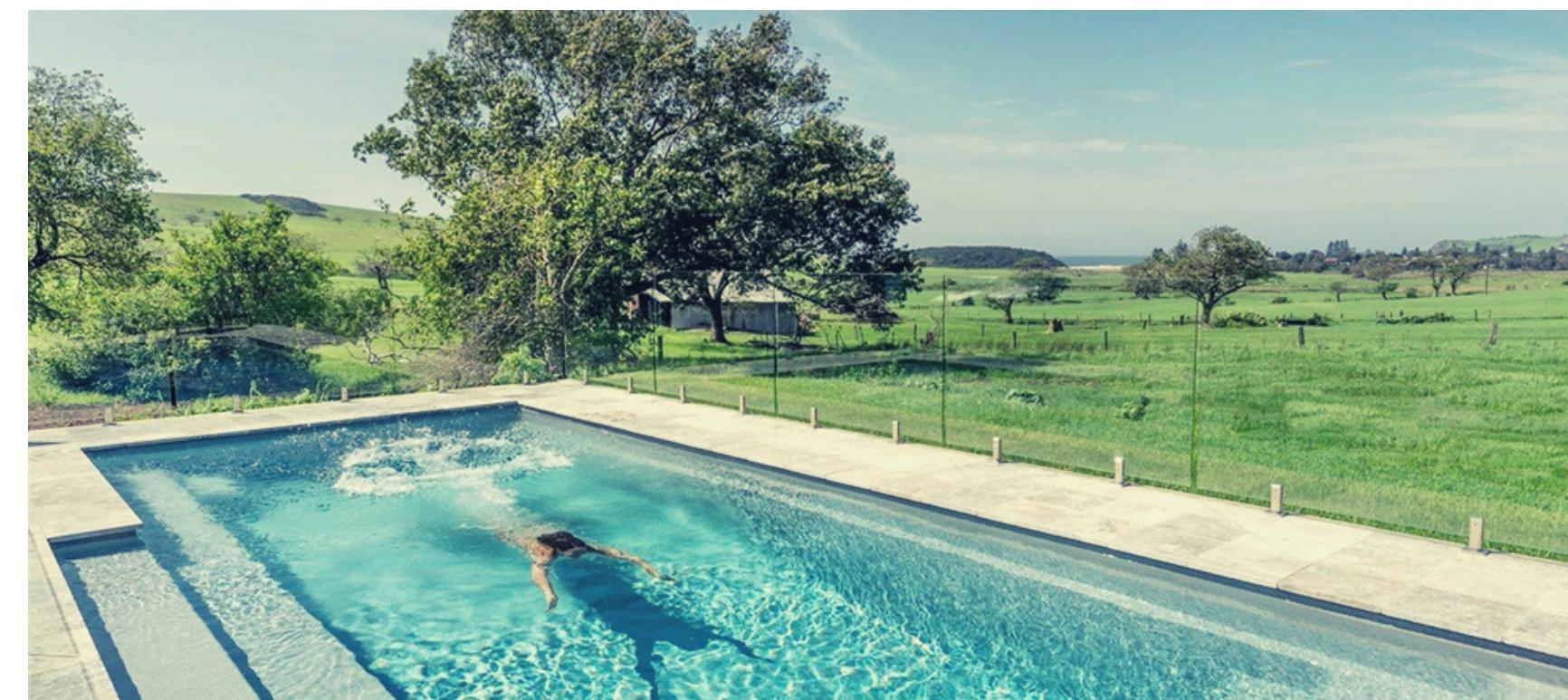
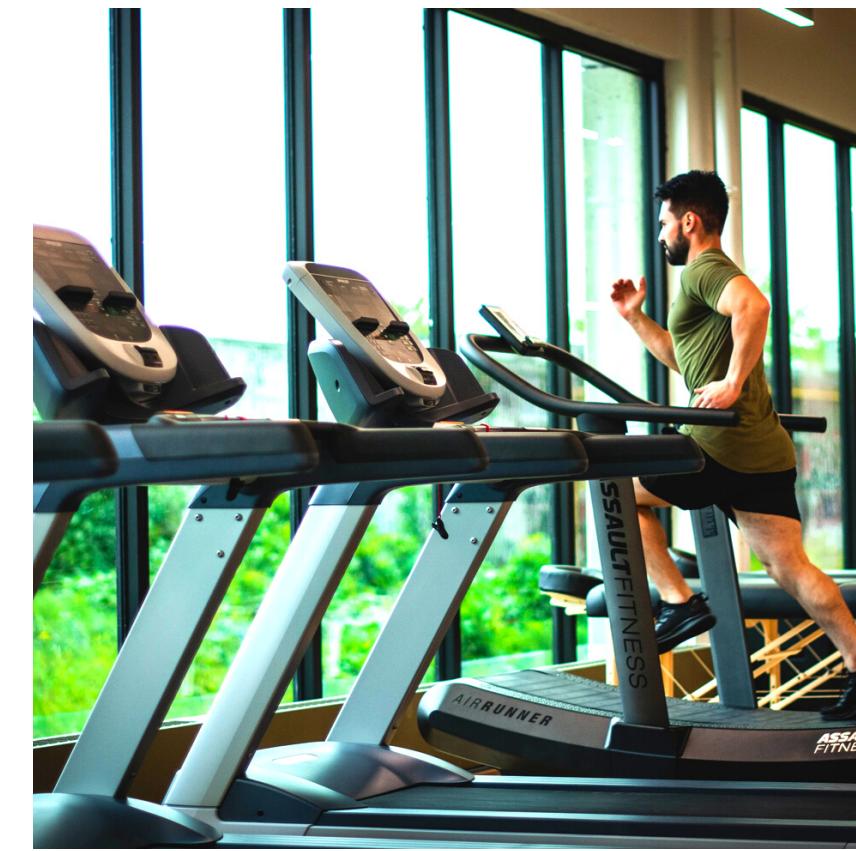
Fitness and sports complex with tennis courts, multipurpose court, squash court, swimming pool and gym

BBQ/picnic areas

Kids Playland

Community produce & flower gardens

Community Hub to be Off Grid & Eco friendly



# "HIGHLANDS ESTATE"

## FEATURES & FACILITIES INCLUDE:

Access to "The Meadows" private bushland with horse riding trails, bush walking and mountain biking tracks

Access to "The Meadows" Resident owned horse stables and facilities

Access to "The Meadows" Resident owned kayak and canoeing dam and facilities

Access to Kangaroo Valley Golf Course and the soon to be developed exclusive Devon Hills Resort & Spa



Kangaroo Valley Golf Course

# "HIGHLANDS ESTATE"

## SUBDIVISION WILL INCLUDE:

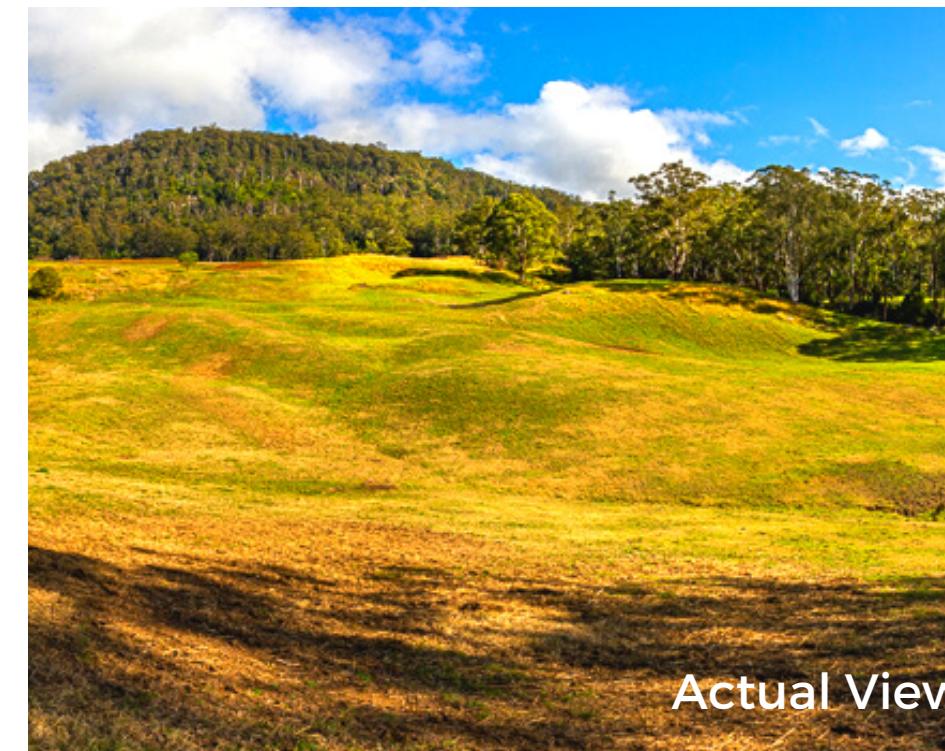
Impressive large acreage lots with generous building envelopes and spectacular escarpment views

Picturesque private and recreational water filled dams

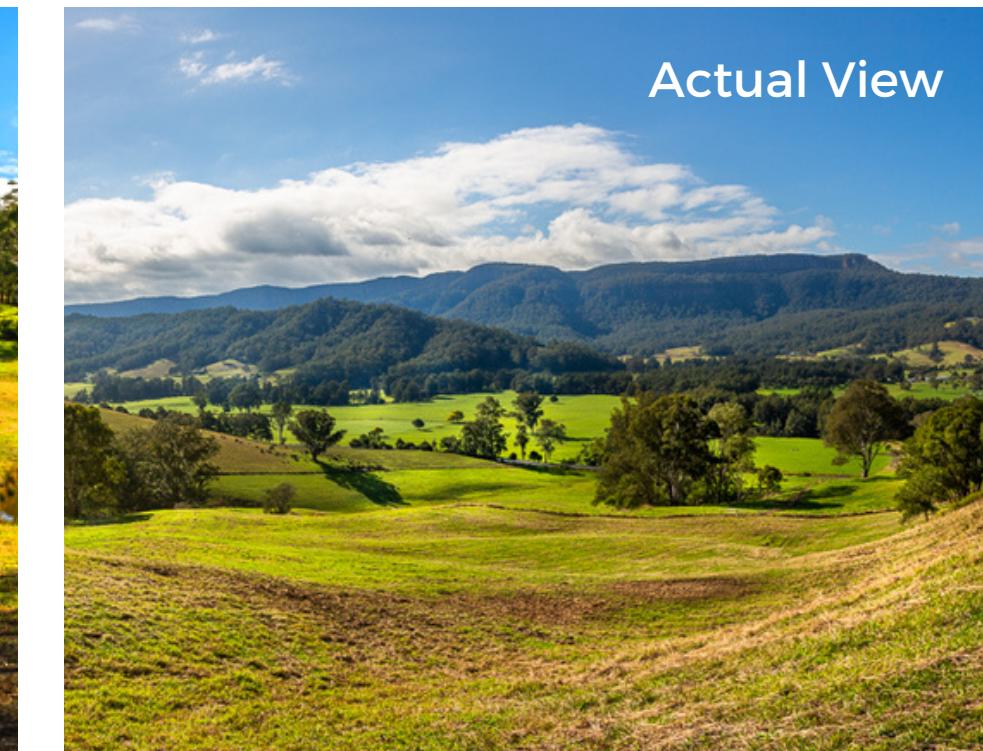
Native scenery with opportunities to spot wildlife such as Wallabies, Kangaroos and Wombats



Actual View

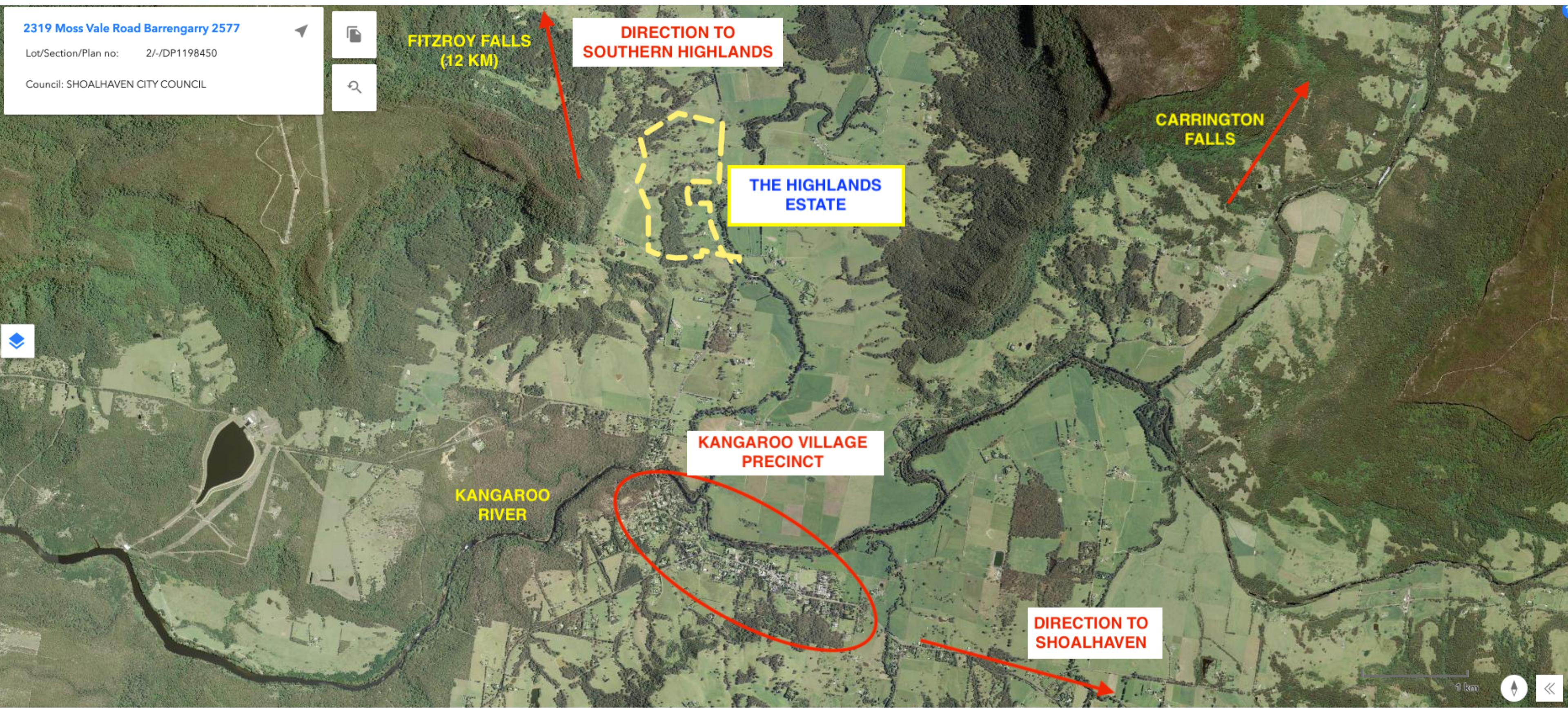


Actual View

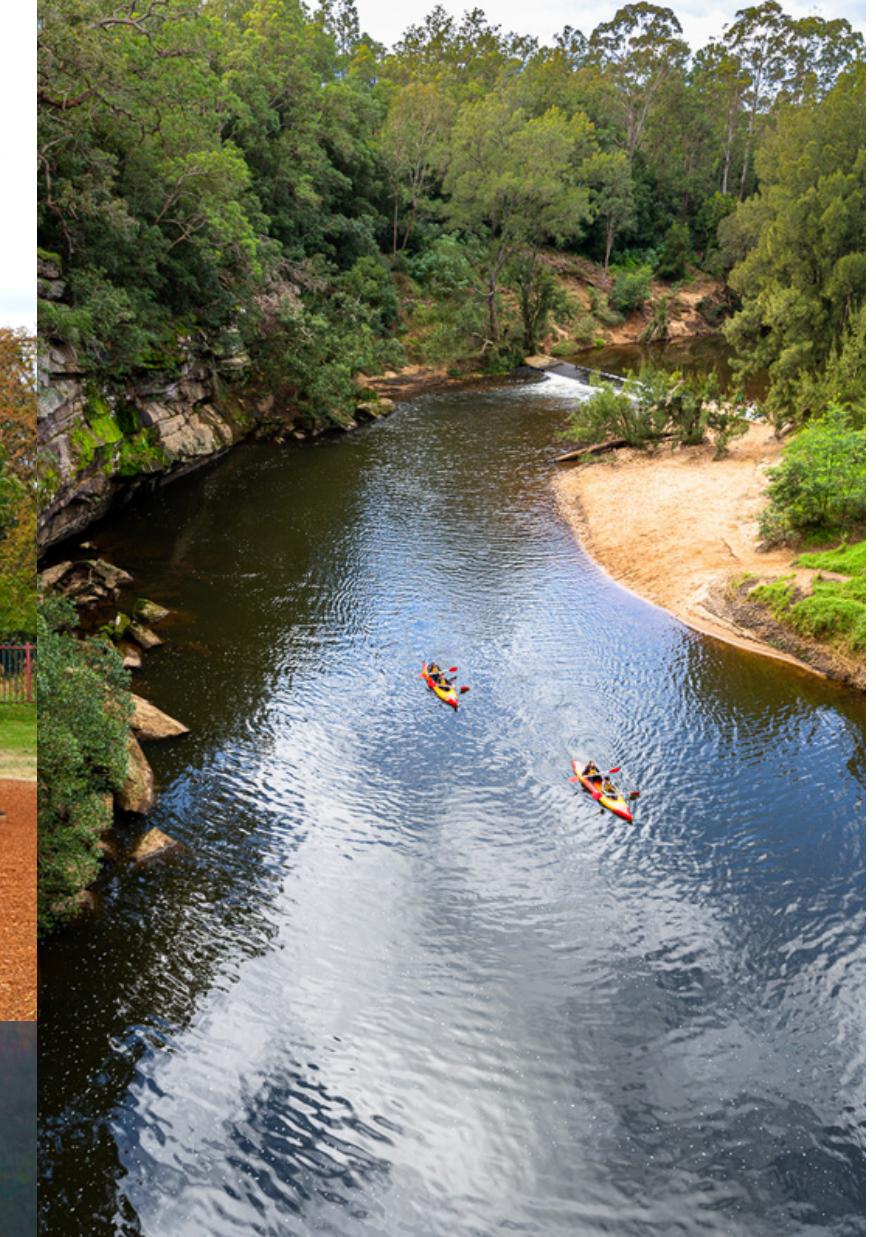


Actual View

# PROPERTY LOCATION



# CONCEPT OF LIFESTYLE & COMMUNITY FACILITIES



BROUGHT TO YOU BY:

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