SIGNATURE HOMES EDIT

EDITION 13



A country affair

THE AGENCY



569 Moss Vale Road, Burradoo, NSW



A country affair

The idea of country living can be wonderfully appealing; the freedom of open space, the pleasure of a slower pace and the often welcome reprise from the city bustle.

The properties in this month's edit take that idea a step further.

From an extraordinary private casa estate with its own go-kart and motocross tracks, to a grand Southern Highlands residence, a contemporary acreage retreat close to the coast and a character-filled Tasmanian haven set among gardens and native bushland, these are country properties that offer that something extra.

Each offers its own interpretation of the rural dream - whether that means entertaining on an impressive scale, creating space for generations of family, pursuing a passion or simply finding a place where there is room to breathe.

Let's explore.

Chittering, WA

Property Partners: Marcus Sproule and Ryan Coulter



Set across almost 105 acres in the rolling countryside of Chittering, Casa Dalle Radici is a European-inspired private estate where country living meets resort-style luxury.

Sweeping views stretch across the surrounding hills and waterways, while the single-level residence makes an impressive first impression with vaulted ceilings, exposed timber beams, natural stone and beautifully arched windows.















Inside, five bedrooms and four bathrooms are complemented by an array of spaces designed for both relaxation and entertaining, including a cinema, games room, office, bar and wine cellar. A striking stone fireplace anchors the living space, while a well-appointed kitchen with butler's pantry connects seamlessly to the home's indoor and outdoor entertaining areas.

Beyond the residence, the lifestyle offering is extraordinary. An infinity-edge pool and spa sit alongside a tennis court, basketball half-court, bocce pitch, go-kart track and motocross track, with extensive gardens, shedding and substantial water infrastructure completing the estate. A remarkable country property where the idea of having it all can actually be a reality.





569 Moss Vale Road, Burradoo, NSW

Property Partners: Ben Olofsen and Megan Martin

Behind its distinctive wrought iron gates, Saint Eloi is a character-filled Southern Highlands estate set among approximately one acre of established gardens.

With its own sense of history and an appealing combination of charm and practicality, the property offers a generous main residence alongside two additional, self-contained accommodation spaces – an ideal arrangement for extended family, guests or those seeking a little extra flexibility.













The main home features six bedrooms, four bathrooms and multiple living areas, with a beautiful sandstone fireplace providing a natural focal point in the lounge.

Hydronic heating adds comfort throughout, while the separate guest accommodation brings its own appeal, with cathedral ceilings and exposed timber structure. Outside, mature trees, established lawns, a swimming pool and private garden spaces create a peaceful setting to enjoy throughout the seasons.

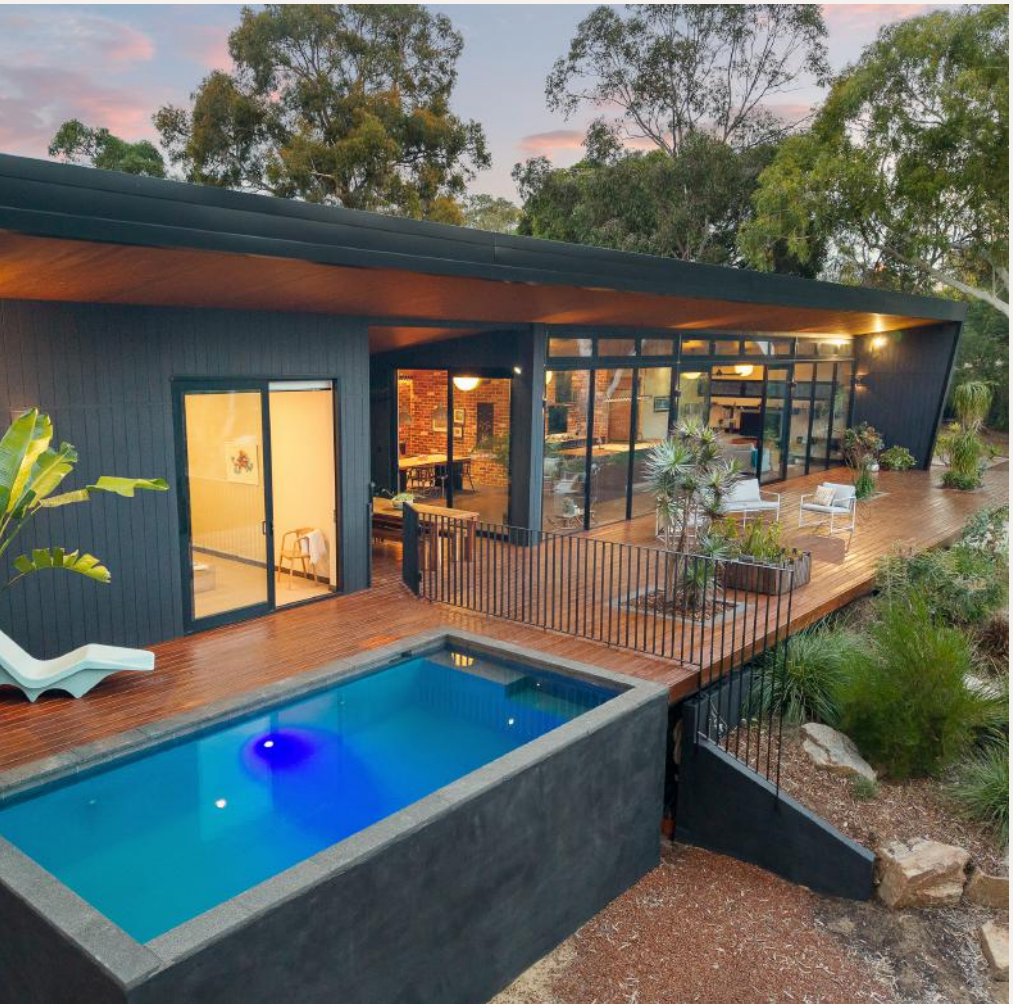
There is also direct access to an adjoining reserve and its walking trails, adding another dimension to the country lifestyle. And while the setting feels wonderfully secluded, Bowral's cafés, restaurants and boutiques, along with some of the region's sought-after schools, are just minutes away. A character-rich retreat with room for family, friends and a few different ways of living.

122 Holmes Road, Munster, WA

Property Partner: Caleb Dalziell

Offering three acres of space within easy reach of Perth's coastline, this contemporary Munster property delivers a compelling blend of rural freedom and considered design.

Built by its current owners in 2016, the approximately 400sqm home has been thoughtfully oriented to capture northern light, with passive solar design, double glazing, reverse brick veneer construction and a 7-star energy rating. Inside, five bedrooms, three bathrooms, a study and multiple living areas provide plenty of room to spread out.







The kitchen and dining area bring warmth and character through exposed brickwork, vintage pendant lighting and a stainless-steel benchtop, while a custom breakfast bar, double ovens and butler's pantry make it equally suited to everyday living and entertaining.

Polished concrete floors extend through the main living spaces, opening onto an expansive deck and a six-metre saltwater pool beside the main suite. It is a home that makes the most of its setting without compromising on contemporary comfort.

The infrastructure is just as impressive, with a substantial powered workshop, office, multiple garages and sheds, plus a separate studio complete with a wood-fired stove. Around 50 fruit trees, vegetable gardens, extensive reticulation, a bore and significant rainwater storage add to the property's self-sufficiency, while its rural zoning offers further potential, subject to approvals. A seriously versatile acreage holding where thoughtful design, impressive infrastructure and lifestyle freedom combine.


KEROSCHE





2500 Golconda Road, Nabowla, TAS

Property Partner: Mellissa Sarich

Set across approximately 16 acres of established gardens, open space and native bushland, this Nabowla property captures the appeal of a more relaxed country lifestyle.

The five-bedroom home has a distinctly warm and welcoming feel, with timber-lined raked ceilings, exposed beams and hardwood floors setting the scene. At its heart, an open-plan kitchen and dining area centres around a substantial wood heater with a cooking oven, while a separate living area and upstairs loft provide additional space to retreat.















The main bedroom is complemented by two walk-in robes and an ensuite, while the family bathroom features a freestanding bath overlooking the gardens. Outside, a covered verandah, established plantings and productive vegetable gardens invite a slower pace, with room for chooks, children and plenty of outdoor pursuits. An outdoor bath tucked among the gardens adds a particularly appealing touch, while a separate studio offers flexibility as a home office or creative escape.

There is plenty of practical infrastructure, too, including extensive shedding, a six-bay machinery shed, outbuildings, undercover parking, water storage and solar infrastructure. Native bushland provides a beautiful natural backdrop, while the property's scale and layout offer scope to explore a rustic accommodation retreat, subject to approvals. Just 15 minutes from Scottsdale, it is a country haven with all the ingredients for a life well lived - space to grow, room to roam and time to enjoy the simple things.And then there is the lifestyle beyond the gates. Robertson Park leads towards Watsons Bay's beaches, cafés and restaurants, while the ferry wharf provides an effortless connection to the CBD. The sand is just 80 metres away, with the Vaucluse Yacht Club also within easy reach.



122 Holmes Road, Munster, WA



Country life and style

There is no one-size-fits-all version of country living, as these properties so beautifully demonstrate. For some, it is the chance to enjoy the scale and privacy of a sprawling estate, with every imaginable leisure pursuit close to home. For others, it is a garden-filled retreat, room for extended family or the opportunity to grow, create and make the most of a little extra space.

From the rolling hills of Chittering to the established gardens of the Southern Highlands and the open landscapes of Tasmania, each property offers something different. What they have in common is the opportunity to step back, spread out and enjoy a lifestyle with a little more room to move – and perhaps a little more time to enjoy it.



Australia's real estate.

theagency.com.au