

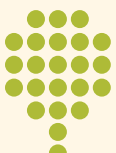


Highlands Grove

B R A E M A R



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Embrace the space and freedom
of Southern Highlands living at
Highlands Grove, Braemar.

You'll enjoy a simpler life close to
nature, where everyday comfort
meets exemplary quality and style.



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Understated yet refined.

Located in the snug hamlet of Braemar, Highlands Grove is your chance to embrace village living in a newly built home, with every detail designed for your comfort and convenience.

Practicality, poise, and peace of mind.

With 20 quality designed and built homes nestled in the shelter of a natural bushland corridor, Highlands Grove is an exclusive neighbourhood on the eastern flank of the Nattai Ponds estate.

Contemporary comfort and convenience meets classic country charm.

Featuring double garages and premium inclusions like ducted air conditioning and Caesarstone® benchtops, the homes in Highlands Grove are delightfully spacious and practical, with just a touch of luxury.

Live in harmony with nature.

Each home takes inspiration from its spectacular Southern Highlands surroundings, with large windows and welcoming outdoor spaces inviting you to make the most of every opportunity to connect with nature.

Location Map

Discover Highlands Grove - a quiet sanctuary amidst the every day, where you'll find all the attractions of Highlands living, without compromising on access to local amenities.

Transport

1. Hume Motorway On-ramp
2. Mittagong Train Station
3. Bowral Train Station
4. Bowral Bus Interchange

Parks and Leisure

5. Mt Gibraltar
6. Nattai Gorge Lookout

Education

7. Mittagong Public School
8. Bowral Public School
9. Colo Vale Public School
10. Bowral High School
11. Moss Vale High School
12. Highlands School
13. Tangara School
14. TAFE NSW Moss Vale

Recreation, Shopping & Dining

15. Moss Vale downtown
16. Bowral downtown
17. Highlands Golf Club
18. Artemis Wines Vineyard
19. Nattai Creek Wines
20. Centennial Vineyards
21. Bunnings Mittagong

Healthcare

22. St Mary Family Doctors
23. Mittagong Medical Centre
24. Mittagong Health Care Centre
25. Capital Chemist Mittagong
26. Priceline Pharmacy Mittagong
27. Specsavers Optometrists Mittagong
28. Mittagong Physio & Pilates
29. OPSM Optometrists Bowral
30. Bowral and District Hospital
31. Southern Highlands Private Hospital





Enjoy a convenient connection.

From your vantage point in the Highlands, everything is within reach. The Hume Motorway provides hassle-free access to Sydney and the Illawarra region, with Sydney's south-west an easy 40 mins drive, and Wollongong only 50 mins away.



Enjoy the endless delights of the Southern Highlands, from the rustic to the refined.

Highlands Grove is your sanctuary, a cosy village where comfort comes first. And you'll find endless opportunities to connect with a warm, welcoming community just minutes up the road in the vibrant cultural hub of Mittagong.



Country comforts.

Move effortlessly from your Highlands Grove haven to the lively hub of Mittagong, where amenities abound, from the essential to the simply enjoyable. Immerse yourself in a vibrant, close-knit community where art, crafts, literature and local food mingle. Ease into the day at a quaint café, or take a walk in one of the many local parks and reserves, where native birds and wildlife flourish. Weekends mean growers markets, impromptu visits to world class cellar doors, or a round or two at the Highlands Golf Club, all right on your doorstep.



Go your own way.

From your vantage point within the Highlands, everything is in reach. The nearby Hume Motorway provides hassle-free access to Sydney and Canberra, with Sydney's southwest an easy 40 mins drive away. Coastal getaways are a breeze with the Illawarra coast less than an hour away by car, whilst Mittagong railway station offers links to all the major cities across the Eastern Seaboard.



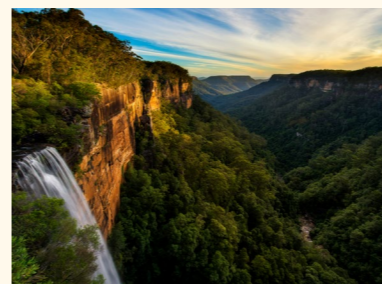
Nurturing the next generation.

The Southern Highlands boasts a wealth of quality schooling options, with both private and public education available for students of all ages. For working parents, there are several highly-rated childcare centres in nearby Renwick, Mittagong and Bowral.



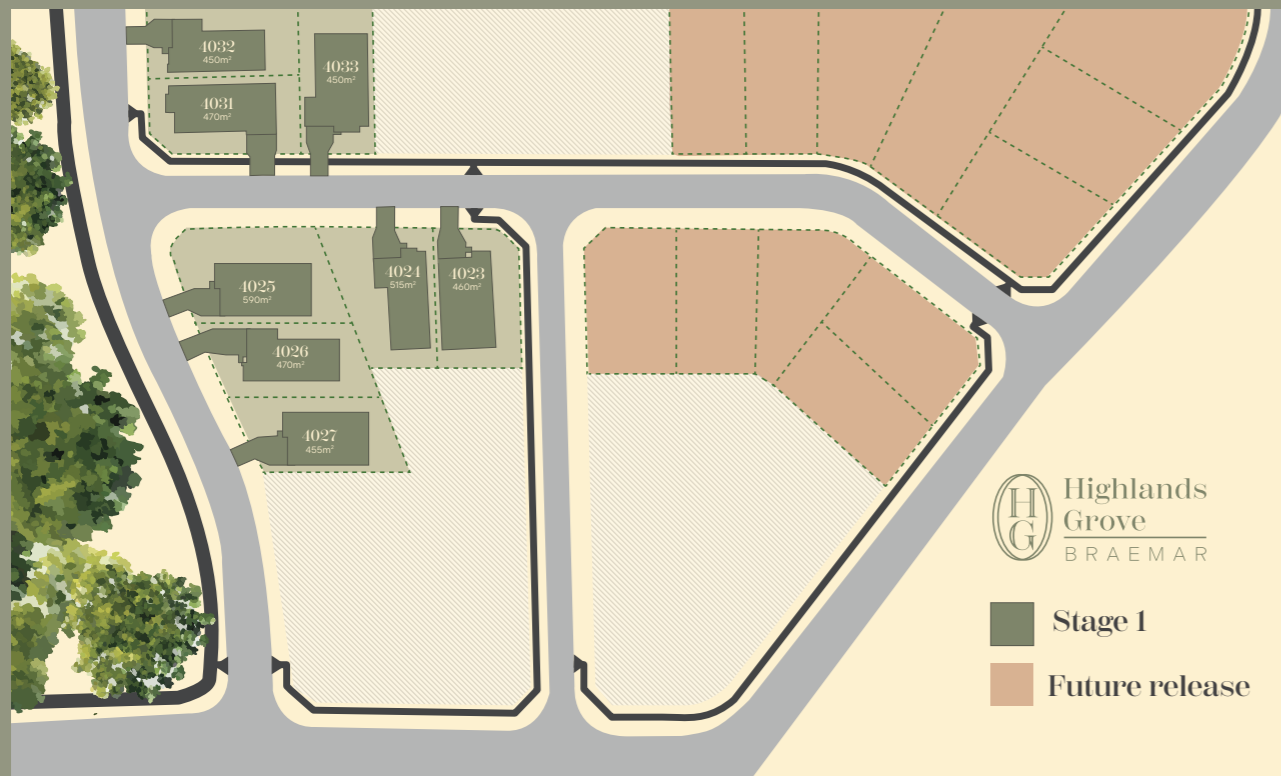
Quality care: everywhere.

Numerous GP clinics, medical centres, pharmacies, physiotherapists and allied health services are reassuringly close to home, and with the local hospital undergoing major refurbishments, you can rest easy knowing you have access to the very best in contemporary health care service



Freedom, pure and simple.

Beyond the charming streets and conveniences of the villages you'll find a timeless natural playground with an abundance of pristine spaces to relax, unwind, and simply be. Break up the week with a quiet amble along lovely local walking tracks, and take in spectacular viewpoints at Mount Gibraltar and the Nattai Gorge lookout. Situated within a stone's throw of the spectacular NSW south coast, your new home is perfectly placed for weekend explorations and camping escapes. And with a double garage and internal access, gearing up has never been easier.



Your family, your future.

Brand new homes with modern design and easy-care gardens mean more time for the family.

Highlands Grove offers 20 quality designed and built homes, and with each offering open plan-living, a seamless transition to your alfresco dining area and four spacious bedrooms to play with, there's plenty of space for everyone. You can

personalise your home with a secluded study nook, home cinema, guest room or a games room for the kids.





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High quality, low maintenance.

With thoughtfully designed spaces, high quality finishes, and plenty of green views, settle into a comfortable, low-stress way of life in a community that feels like home.

Every home offers low-maintenance exteriors, open floorplans, double garages and single storey living, ensuring you'll enjoy a comfortable, carefree lifestyle, where coming home feels like a breath of fresh air.

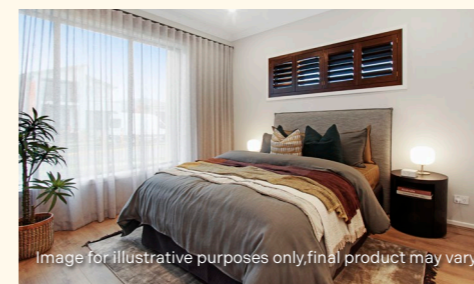


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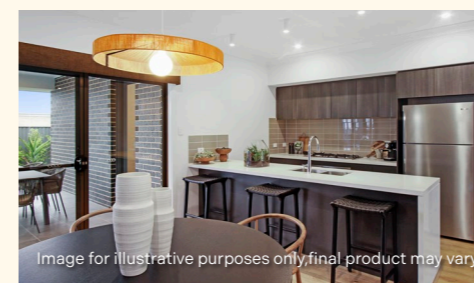


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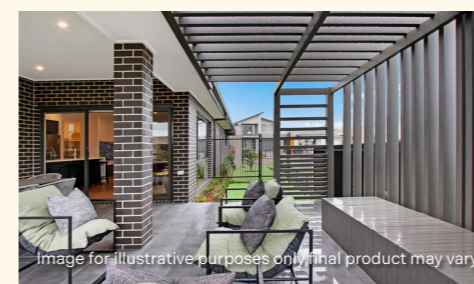


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A versatile home for any lifestyle.

Generous four bedroom floorplans mean you can downsize without compromise, or accommodate your growing family with extra space for a private study nook or play room.

Style and sophistication, simply.

Highlands Grove interiors are bright, spacious and inspired by nature. Clean lines and neutral tones create a calming backdrop where you're free to express yourself.

Maintain your lifestyle, not your home.

Every home couples attractive, modern designs with robust construction and beautifully landscaped frontages for easy care living. However you choose to relax, Highlands Grove frees up more time for you.

Down to earth design inspired by nature.

With open plan living flowing into a sheltered courtyard and easy-care garden, living in harmony with nature is easy. Out the back there's space for veggie beds or some springtime blooms, without the burden of constant care.



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Beautiful design is only the beginning.

A food-lovers delight.

Your gourmet kitchen is the heart of the home: a place to gather together and nourish the body and soul. With gas cooktops, Caesarstone® benchtops and a broad central island, preparing meals is a breeze.

A haven at home.

When the sun goes down, retreat into the sanctuary of your master bedroom, with a spacious walk-in wardrobe and luxurious ensuite.

Cool comfort.

Take control of your home climate with Panasonic ducted air conditioning, keeping you comfortable all year around, quietly and efficiently.

Enjoy more, built in.

Every home comes packed with extra value:

- ✓ Panasonic ducted AC
- ✓ 20mm Caesarstone® kitchen benchtops
- ✓ 20mm Caesarstone® bathroom vanity benchtops
- ✓ Tiles to living/dining, kitchen, porch and alfresco
- ✓ Carpet to bedroom
- ✓ Built-in, mirrored sliding wardrobes
- ✓ Landscaping, with turf to the front, plants, 1 x tree, letterbox, and timber lapped and capped fencing
- ✓ 3 coat paint system
- ✓ Colorbond® roof including anticon blanket
- ✓ Coloured concrete driveway & path
- ✓ Sectional garage door including remote
- ✓ Engineered steel frames & trusses



The team behind Highlands Grove believes in doing things better, committed to a philosophy of better design, better quality, and a better home-building experience.



Brought to you by Rawson Communities.

Rawson Communities has successfully delivered an extensive variety of great communities to live, work and play in across NSW and the ACT.



Backed by Daiwa House Group.

Rawson Group is proudly owned and backed by Daiwa House Group, ranked in the Fortune Global 500 Companies for 13 consecutive years.



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