



Country tranquillity meets 4 1/2 star elegance

Since opening in 2003 this elegant guesthouse has been the recipient of numerous tourism awards and has built a reputation as the perfect country getaway retreat.

Purpose built and set on an eight hectare property that blends landscaped gardens with rambling grazing land, the spacious guesthouse offers guests six beautifully appointed rooms with such features as in-slab heating, private decks, and double spas.



With its location 30 minutes from Canberra and 3 hours from Sydney, the business has become a popular retreat for those looking for a few days away from the city, whether it be for a romantic escape or simply to enjoy the clean fresh air.



The guesthouse also features a 36-seat restaurant whose modern Australian menu, with European influences, is more than a match for the region's reputation as a culinary and wine lover's delight. While offering a superb fine dining experience for guests six days a week the restaurant is also open to the public on Friday and Saturday.

AS WELL AS GUESTS AND LOCAL DINERS, THE RESTAURANT CONTINUES TO BUILD ITS PROFILE AS A POPULAR FUNCTION AND EVENTS VENUE. Revenue is also generated by catering for external venues.

A 3-bedroom manager's residence is part of the guesthouse. There is also a separate 3-bedroom stand-alone residence located on the property. This means the new owner will have multiple options as to where to locate themselves and how to incorporate the remaining space into the business.

Living at the guesthouse will mean embracing a lifestyle that epitomises all that's great about rural Australia. Rolling grasslands, eucalyptus forests, hobby farms and wineries – you'll be surrounded by natural beauty and a friendly welcoming community that will quickly make you feel at home.



ASKING PRICE: \$2.2 MILLION WIWO • CODE: N18-119 • STATE: NSW

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