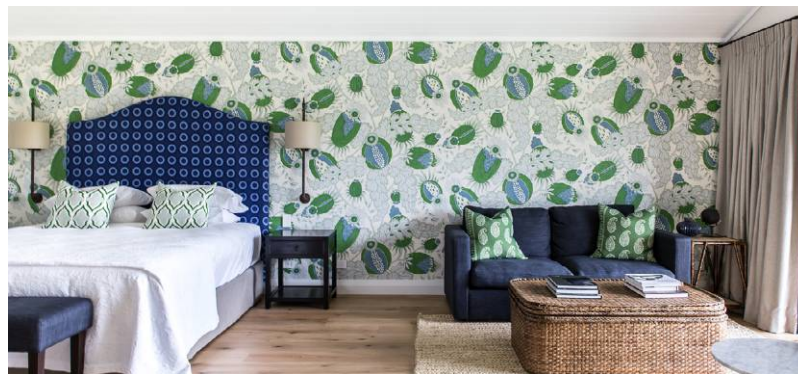
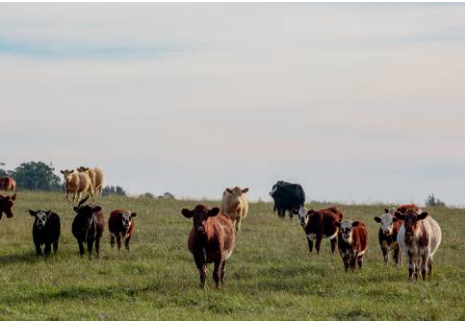


# Bendoolery

— Estate —



ACCOMMODATION



# Bendooley ACCOMMODATION



Inimitable Luxury Cottage Accommodation in one of Australia's Finest Rural Settings.

Located between Sydney and Canberra in the beautiful Southern Highlands, Bendooley Estate is a magnificent 200-acre property offering boutique country accommodation.

Our luxurious studio, two and three-bedroom cottages have each been named after a famous Australian author - Norman Lindsay, Henry Lawson, Banjo Paterson, Patrick White and May Gibbs.

All cottages have stunning views over the lake, paddocks and rolling hills.

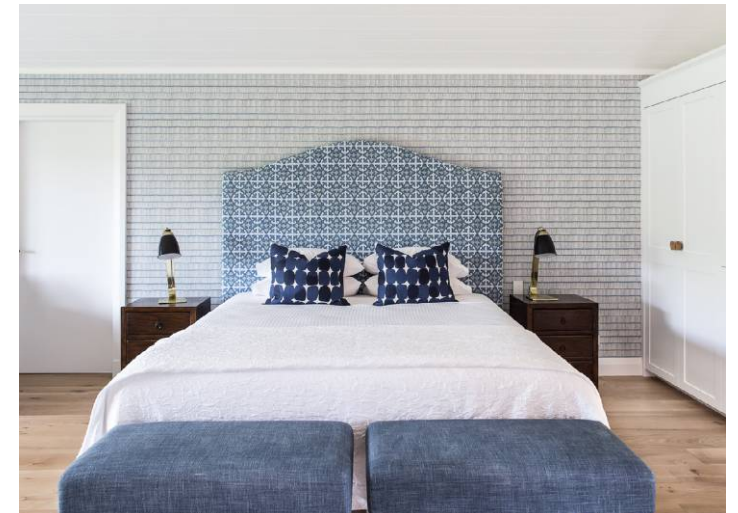
Individually designed, each cottage is an oasis of elegant upholstered furniture, bespoke wallpapers and artwork. Bathrooms feature exquisite tapware, hand-crafted vanities, heated hand-made floor tiles and deep free-standing baths.

The spacious two-bedroom and three-bedroom cottages are self-contained with fully equipped kitchens, separate living areas with wood fireplaces, and every deluxe feature you would expect from five-star rural accommodation. The studio cottages are more intimate and feature petite kitchenettes only.

The Estate also offers an award-winning restaurant that celebrates fresh, seasonal food housed inside the atmospheric Berkelouw Book Barn. Famous for its huge cathedral ceilings, iron pendant lights and an open fireplace, The Book Barn, also housing our book shop and its exquisite collection of new, second-hand and antiquarian books, adjoins our stunning stone-hewn Cellar Door and sits amid our vineyard.

Bendooley Estate Restaurant and our Cellar Door are open daily for lunch and for wine tastings. The book shop is open daily from 9:00 am to 5:00pm. Please note: wine tastings are not available in the evening.

Leo's by Night is open in the Cellar Door. Named after the late Leo Berkelouw, patriarch of the Berkelouw Books family. Leo's by Night promises an unforgettable dining experience that combines exquisite flavours, impeccable service and a welcoming ambiance enhanced by bespoke fireplaces. Dinner at Leo's is available Thursday, Friday and Saturday evenings from 6:00pm. Bookings are essential.



# LAKEVIEW COTTAGES

NORMAN LINDSAY · HENRY LAWSON · BANJO PATERSON · PATRICK WHITE



STUDIO COTTAGE - BASED ON 2 PEOPLE (per night)		
	2025	2026
Monday - Wednesday	\$425	\$475
Thursday - Saturday	\$525	\$575
Sunday	\$475	\$550
Roll away - 1 available	\$90p/n	\$100p/n

**Minimum Stay  
2 Nights  
Thursday - Sunday**

**Interconnecting  
Cottages**  
subject to availability



RATES & INCLUSIONS

FEATURES		
✓ 58 sqm	✓ docking station	✓ iron & ironing board
✓ deluxe king bed*	✓ climate control	✓ private, furnished verandah
✓ petite kitchenette	✓ heated floor in bathroom	✓ parking
✓ 42" smart tv	✓ deep, free-standing bath	
✓ free wi-fi	✓ shower	

\* deluxe king bed in each Lakeview Cottage. Henry Lawson & Banjo Paterson cottages have the option of splitting the deluxe king bed into 2 king singles.

**FOOD + BEVERAGE**

All accommodation rates include:

- ✓ country-style continental breakfast
- ✓ Nespresso coffee and a collection of tea
- ✓ fridge with fresh milk

A small menu for dinner is on offer at an extra charge.

**CHECK IN**

- CHECK IN - 2:00PM

Guests will receive an SMS shortly prior to check in advising the keypad entry code to your cottage.

- CHECK OUT - 10:00AM



# 2 BEDROOM COTTAGE | BOOK BARN



**Minimum Stay  
2 Nights  
Thursday - Sunday**

RATES & INCLUSIONS

## 2 BEDROOM COTTAGE - BASED ON 4 PEOPLE (per night)

	2025	2026
Monday - Wednesday	\$550	\$625
Thursday - Saturday	\$810	\$895
Sunday	\$625	\$675
Roll away - 1 available	\$90p/n	\$100p/n

### FEATURES

- ✓ main bedroom deluxe king size bed
- ✓ second bedroom 2 king single beds
- ✓ fully equipped kitchen
- ✓ bbq
- ✓ 42" smart tv
- ✓ free wi-fi
- ✓ docking station
- ✓ climate control
- ✓ heated floors in bathrooms
- ✓ iron & ironing board
- ✓ laundry
- ✓ wood fireplace
- ✓ separate lounge room
- ✓ private verandah & fenced garden
- ✓ pet friendly (fees apply)
- ✓ parking for 2 vehicles

### FOOD + BEVERAGE

- All accommodation rates include:
- ✓ country-style continental breakfast
  - ✓ Nespresso coffee and a collection of tea
  - ✓ fridge with fresh milk
- A small menu for dinner is on offer at an extra charge.

### CHECK IN

- CHECK IN - 2:00PM
- Guests will receive an SMS shortly prior to check in advising the keypad entry code to your cottage.
- CHECK OUT - 10:00AM

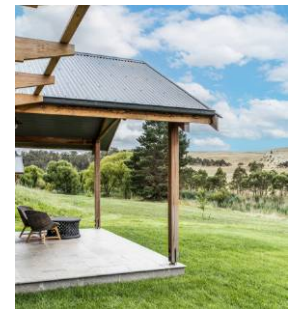
# 3 BEDROOM COTTAGE | MAY GIBBS



RATES & INCLUSIONS

3 BEDROOM COTTAGE - BASED ON 6 PEOPLE (per night)		
	2025	2026
Monday - Wednesday	\$800	\$900
Thursday - Saturday	\$1,400	\$1,550
Sunday	\$1,050	\$1,200
Roll away - 3 available	\$90 ea. p/n	\$100 ea. p/n

**Minimum Stay**  
2 Nights  
Thursday - Sunday



- FEATURES**
- ✓ 208 sqm
  - ✓ 2 bedrooms have a deluxe king size bed
  - ✓ 3rd bedroom has 2 x king single beds
  - ✓ fully equipped kitchen
  - ✓ bbq
  - ✓ wood fireplace
  - ✓ 55" smart tv
  - ✓ free wi-fi
  - ✓ docking station
  - ✓ climate control
  - ✓ outdoor terrace
  - ✓ 3 bathrooms incl. 1 hair & make-up station
  - ✓ 2 free standing baths
  - ✓ heated floors in bathrooms
  - ✓ iron & ironing board
  - ✓ parking for 2 vehicles

- FOOD + BEVERAGE**
- All accommodation rates include:
- ✓ country-style continental breakfast
  - ✓ Nespresso coffee and a collection of tea
  - ✓ fridge with fresh milk
- A small menu for dinner is on offer at an extra charge.

- CHECK IN**
- CHECK IN - 2:00PM
- Guests will receive an SMS shortly prior to check in advising the keypad entry code to your cottage.
- CHECK OUT - 10:00AM



# 2 BEDROOM COTTAGE | PEGASUS

Discover our new tranquil off-site 2-bedroom cottage - Pegasus. Nestled among the scenic Southern Highlands hills and surrounded by lush, expansive pastures, Pegasus Cottage is a charming, fully refurbished and beautifully appointed two-bedroom retreat with the most breathtaking views. Pegasus Cottage offers the ideal blend of rustic charm and modern comfort located just 600 meters from the renowned Bendooley Estate, offering both seclusion and convenience.



RATES & INCLUSIONS

## 2 BEDROOM COTTAGE (OFFSITE) - BASED ON 4 PEOPLE (per night)

	2025	2026
Monday - Wednesday	\$675	\$725
Thursday - Saturday	\$875	\$985
Sunday	\$725	\$775
Roll away - 2 available	\$90 ea. p/n	\$100 ea. p/n

**Minimum Stay  
2 Nights  
Thursday - Sunday**



### FEATURES

- ✓ 2 main bedrooms with deluxe king size beds
- ✓ fully equipped kitchen
- ✓ bbq
- ✓ smart TV
- ✓ free Wi-Fi
- ✓ docking station
- ✓ iron & ironing board
- ✓ heated floors in bathrooms
- ✓ laundry
- ✓ separate lounge room
- ✓ private verandah & fenced garden
- ✓ pet friendly (fees apply)
- ✓ undercover parking for 2 vehicles

### FOOD + BEVERAGE

- All accommodation rates include:
- ✓ country-style continental breakfast served at Bendooley Estate
  - ✓ Nespresso coffee and a collection of tea
  - ✓ fridge with fresh milk
- A small menu for dinner is on offer at an extra charge.

### CHECK IN

- CHECK IN - 2:00PM
- Guests will receive an SMS shortly prior to check in advising the keypad entry code to your cottage.
- CHECK OUT - 10:00AM



3020 Old Hume Highway Berrima NSW 2577

**[bendooleyestate.com.au](http://bendooleyestate.com.au)**

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**ACCOMMODATION BOOKINGS 0427 318 007**

Email: [accommodation@bendooleyestate.com.au](mailto:accommodation@bendooleyestate.com.au)

*Please review our [Terms & Conditions](#) before booking  
by tapping or clicking here.*

*[View the Bendooley Estate Map](#)*

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**Restaurant & Cellar Door** (02) 4868 8788

**Book Barn** (02) 4868 8700

#### **OPENING HOURS**

**Book Barn** 9:00am - 5:00pm

**Cellar Door** 10:00am - 5:00pm

**Restaurant** Coffee / Cake 10:00am - 4:00pm

**Lunch** Weekdays from 12:00pm

Weekends from 11.30am

**Dinner** Thurs, Fri & Sat evenings from 6:00pm

*Bendooley*  
— Estate —

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