

An aerial photograph of a valley with rolling hills and fields. The landscape is bathed in warm, golden light, suggesting a sunrise or sunset. The fields are a mix of green and golden-brown, indicating autumn. The hills in the background are hazy and have a soft, pinkish-orange glow. The overall mood is serene and peaceful.

# ASHBOURNE

*Moss Vale*



Artist impression - conceptual only.

# A NEW COMMUNITY IN NATURAL HARMONY

Nestled within breathtaking Moss Vale, Ashbourne awaits.

Ashbourne is the ultimate addition to Moss Vale's already charming character. A combination of thoughtful landscaping, rolling green hills, stunning views and glistening lakes, Ashbourne's Southern Highlands inspired architecture and generously sized land lots, seamlessly compliments the spectacular rural setting.

Our world-class team is crafting a community where your health and happiness come first. Ashbourne will be a beautiful, harmonious neighbourhood where everybody feels safe and included – a home befitting the beauty and warmth of the Highlands.



THE LOCATION

# COUNTRY CHARM AND CITY LINKS

Beauty is around every corner in the Highlands,  
while busy city hubs are just a short drive away.  
It's the perfect combination for happy, healthy living.

There's plenty to do in the Highlands. Explore marvellous natural parks and waterfalls or step back in time to view historic sandstone churches. Enjoy a drink in gorgeous vineyards and garden estates or get active on bushwalking trails or the golf course.

When you're ready to wander further afield, take a short scenic drive to the rugged coastline.

Make the most of local towns Bowral, Berrima and Mittagong, all blossoming with their own unique character. Or take a day trip – you're within reach of Sydney, Canberra and the Illawarra, with excellent road links that make every journey easy.

90 MINUTES TO SYDNEY

90 MINUTES TO CANBERRA

60 MINUTES TO WOLLONGONG

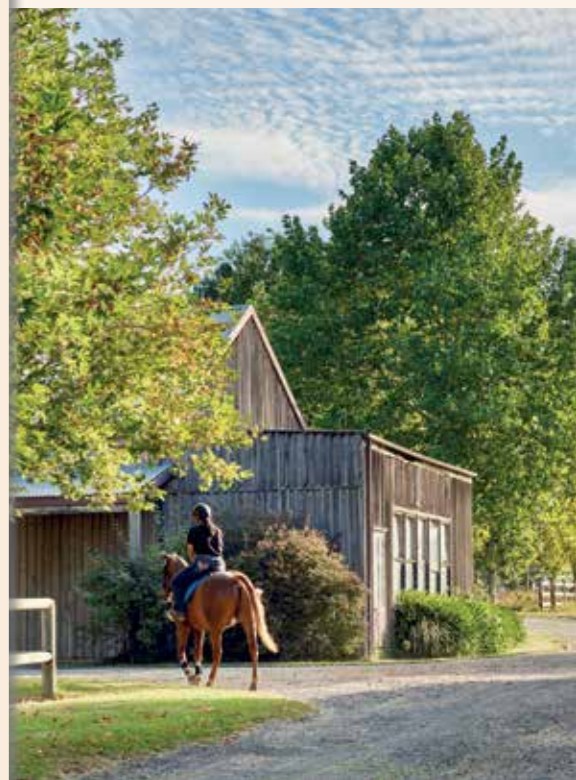




THE SOUTHERN HIGHLANDS

# A PLACE THAT MAKES EVERY MOMENT SPECIAL

It's easy to connect with the Southern Highlands community, surrounded by beautiful people and places.





The Southern Highlands are full of life, no matter the season. Walk amongst the blossoming tulips of Corbett Gardens and the fall foliage of heritage trees lining the streets. Warm yourself by a log fireplace after a crisp winter's morning. And enjoy long summer days exploring the great outdoors.

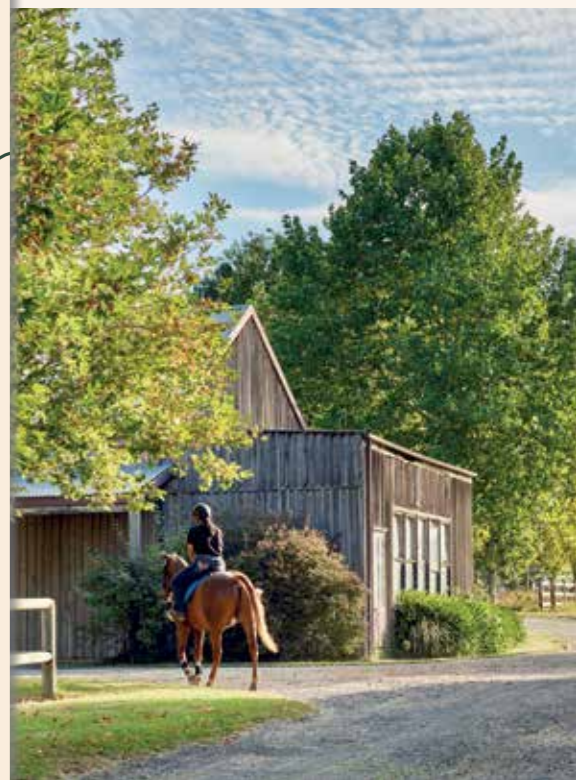
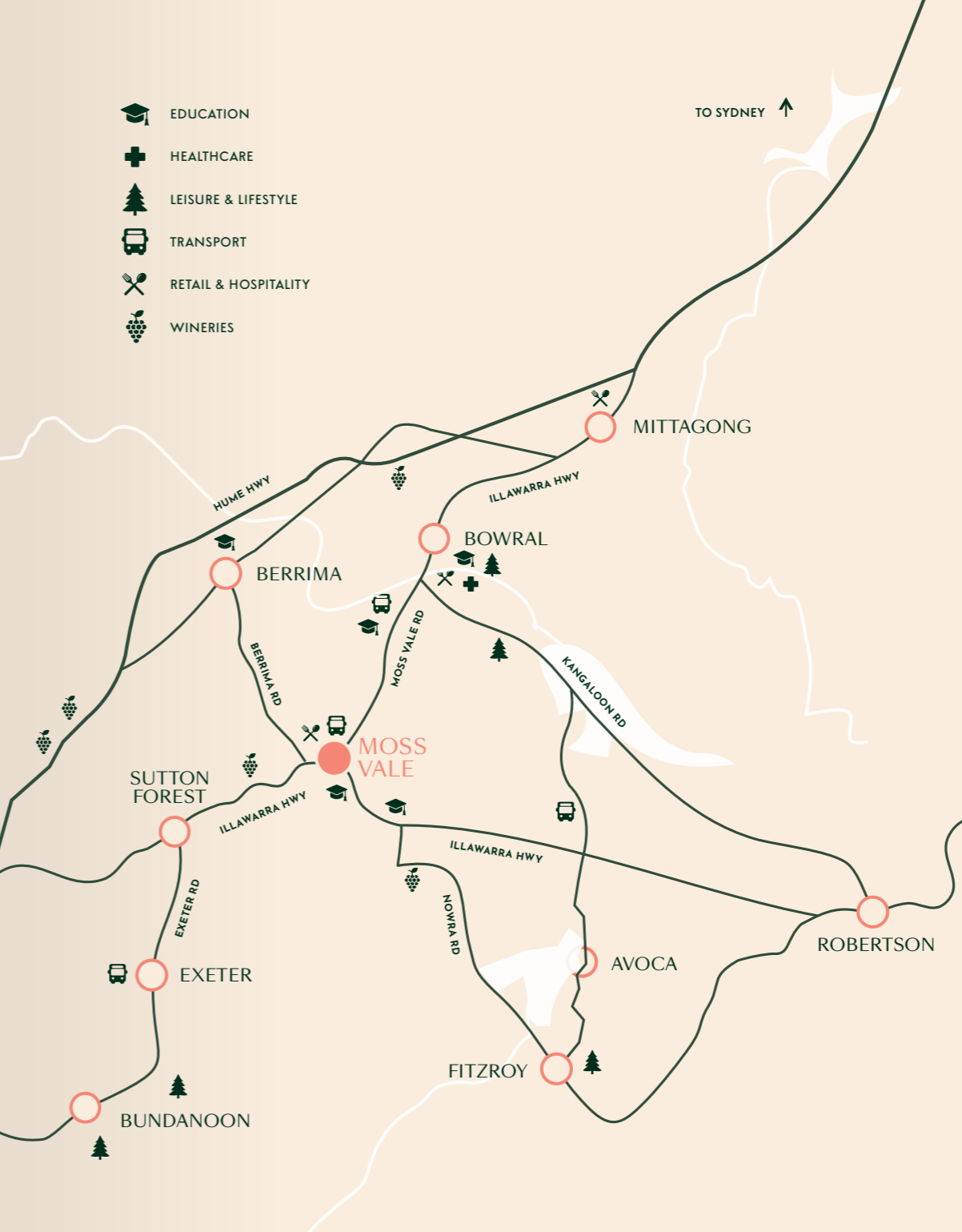
A special place where a happy, healthy life is framed by natural beauty. Where the Southern Highlands' best schools, shops and dining are all within reach.

The area is also fast becoming one of Australia's most exciting new wine regions, with more than 60 cool climate wineries producing an award-winning selection of Pinot Noir and Pinot Gris.

- 13 MINS TO BOWRAL
- 16 MINS TO FITZROY FALLS
- 19 MINS TO MITTAGONG
- 21 MINS TO BERRIMA
- 21 MINS TO ROBERTSON
- 27 MINS TO BUNDANOON

↓ TO CANBERRA

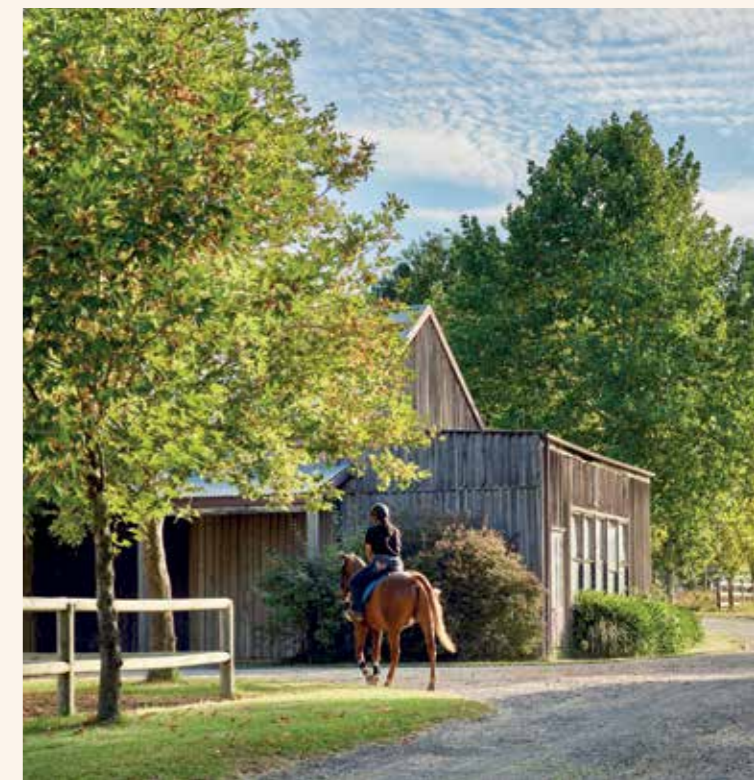
-  EDUCATION
-  HEALTHCARE
-  LEISURE & LIFESTYLE
-  TRANSPORT
-  RETAIL & HOSPITALITY
-  WINERIES





The Southern Highlands is also home to activities and attractions that draw visitors from near and far, from the International Cricket Hall of Fame (fondly known as the Bradman Museum), to Fitzroy Falls and the magnificent Glow Worm Glen.

You're never far from a morning pick-me-up with the area's beloved abundance of warm, welcoming cafés. While hatted restaurants offer up the region's incredible local produce by the plateful.



# ASHBOURNE

*Moss Vale*

ASHBOURNE SALES  
AND INFORMATION  
CENTRE

YARRAWA  
ROAD

HUME  
HIGHWAY

MOSS VALE  
GOLF CLUB

MOSS VALE  
TRAIN STATION

BOWRAL

MITTAGONG

← CANBERRA  
(1.5HRS)

SYDNEY →  
(1.5HRS)





FRENSHAM SCHOOL



FITZROY FALLS



Moss Vale Town Centre is unique in character, with its abundance of local delights, wineries, cellar doors and galleries to enjoy in a charming and historic setting.

Take a self-guided tour of the town's rich history, or explore the charming Railway Street Farmers Market. Head out on a bush walk in scenic Sutton Forest, or enjoy a round of golf at Moss Vale's glorious greens.

MOSS VALE GOLF CLUB



# A RARE BEAUTY, A BOUNTY OF BELONGING

Everywhere you look, you are invited to bask in Moss Vale's glory and enjoy the lifestyle it has to offer.



**MOSS VALE TRAIN STATION**

This gorgeous, heritage-listed train station is a major junction on the Southern Highlands Line, connecting residents to Wollongong, Sydney, Canberra, Melbourne and everywhere in-between.



**SUZIE ANDERSON HOME**

With boutiques in both Moss Vale and Bowral, Suzie Anderson Home is a stunning homewares gallery and store, showcasing the finest furnishings and accessories.



**SOUTHERN HIGHLANDS BREWING CO**

This upscale brewery offers the quintessential Southern Highlands experience. Owned and run by locals, the popular Taphouse showcases their unique 'beer cuisine'.

# THERE ARE SO MANY WAYS TO CONNECT WITH THE HIGHLANDS AND THE JOY IT BRINGS



**SOUTHERN HIGHLANDS WINERY**

A fresh, modern and spacious winery, at Southern Highlands Winery you'll experience award winning cool climate wines and authentic Italian food while gazing across endless rolling green hills.



**THE POST OFFICE CAFE**

Built in the late 1800s, this historic landmark is now home to the finest coffee, food, wine and service in town.



**THE HIGHLANDS MERCHANT**

Part café and deli, part homewares boutique, this busy brunch spot in Moss Vale is brimming with unique character.

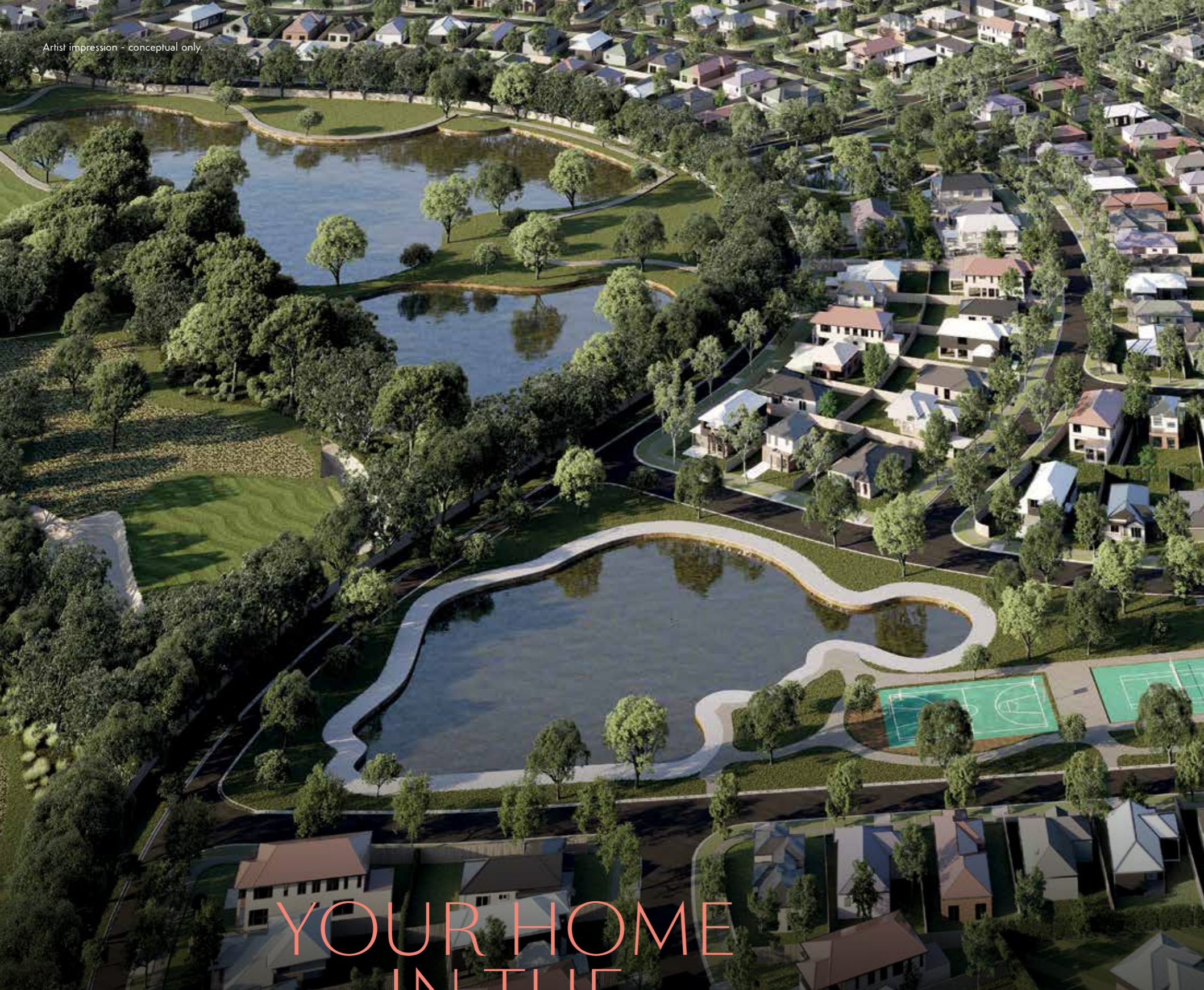
# OUR HEART IN THE HIGHLANDS

Defined by detailed and sustainable design principles,  
this picturesque community pays homage to the Highlands.

Building a home here is about more than bricks and mortar. It's about building a safe,  
supportive community of lifelong friends. Where your heart has room to breathe.  
Where you and your family will feel inspired to chase every dream, and to focus  
on what truly matters – love, belonging and boundless opportunity.



Artist impression - conceptual only.



# YOUR HOME IN THE HIGHLANDS

Situated at Yarrawa Road Moss Vale and designed to compliment the surrounding Highlands tranquillity, Ashbourne will be a 124 ha community comprising lots ranging from 450sqm up to 2,000sqm.



The great, open beauty of the Highlands is reflected in the magnitude of Ashbourne. Upon completion, it will be unlike any other community in the area, with carefully considered infrastructure that includes cycleways, a small town centre and a community hub. All surrounded by beautiful, natural landscaping and gardens that evoke Moss Vale's beauty.

And there's plenty more to see and do nearby. Moss Vale's main street and train station are within walking distance less than 2km away. Bowral is just around the corner, and Moss Vale itself serves as a convenient middle ground between Sydney and Canberra.



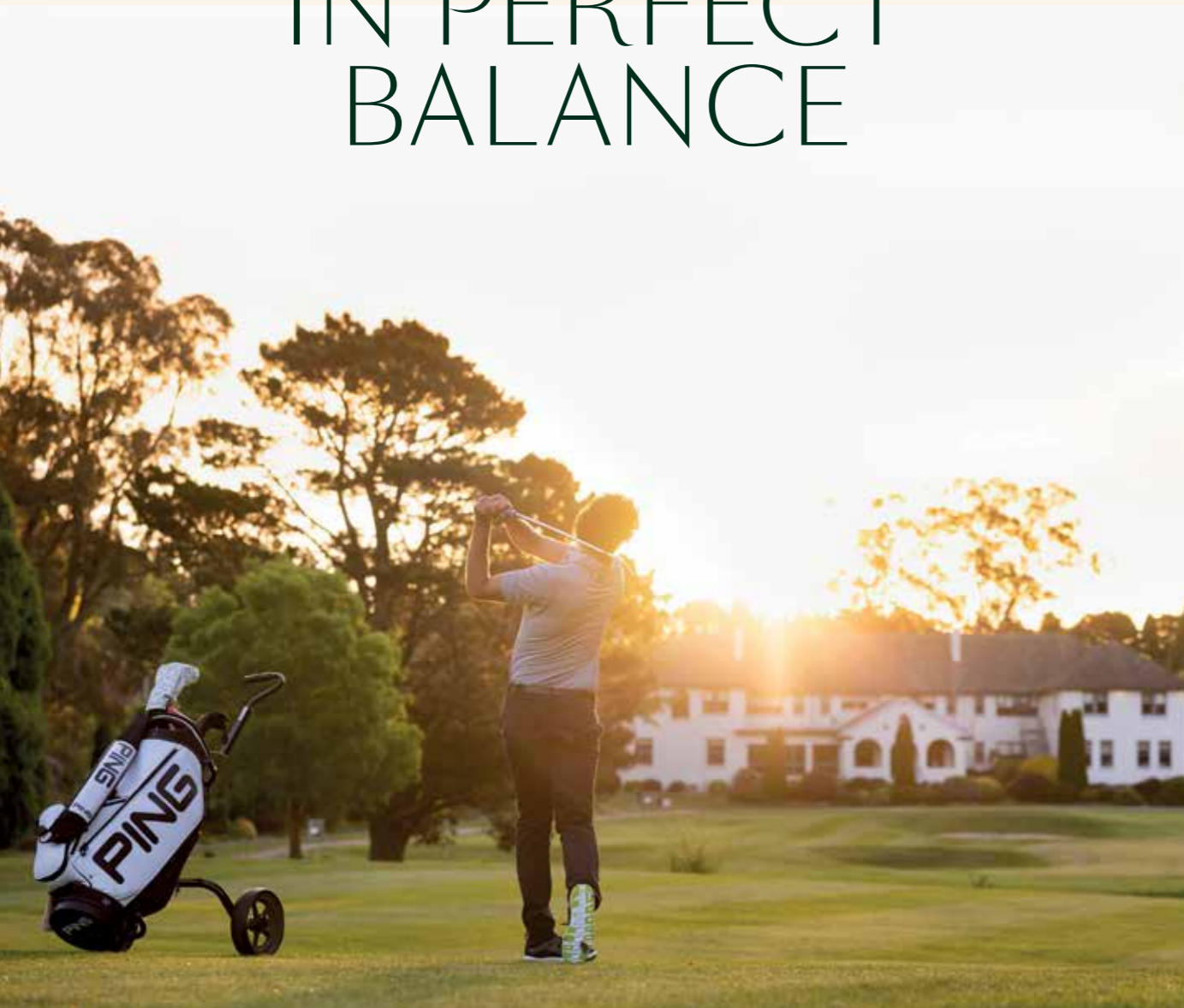
# A NEW DAWN, A FRESH START

At Ashbourne, all roads lead to the village heart – a central area for the community to come together. Creating everyday opportunities to get to know your neighbours.





# A LIFE IN PERFECT BALANCE



Disconnect from distractions, open your eyes and feel the grass between your toes. At Ashbourne, health and happiness come first – and there's more opportunity to engage with the natural world.

Build your dream home close to everything you need, and take advantage of a rare opportunity to be a part of a beautiful, safe community set among nature. Past meets present, with well-considered architecture reflecting the areas existing Southern Highlands aesthetic.

At Ashbourne, you're building more than a home. You're building a lifetime of happy memories. Wake up to brilliant views, step out into natural wonder and make the most of every moment.

# A TEAM OF QUALITY AND INTEGRITY

Novm is an established Australian property group building on years of experience, industry-leading insight and a reputation for integrity to deliver a new vision for people and communities.

At Novm, we aim to deliver an extensive range of diversified property projects. We're inspired by the opportunity to create places that can make a positive difference. Places where tomorrow's communities can live, work and play.

We also take pride in meeting the highest standards we set for ourselves: on time, with superior workmanship, and always creating value for our stakeholders. We collaborate with industry-leading partners who share our attention to detail, and our commitment to always delivering on our promises.

**novm**

[www.novm.com.au](http://www.novm.com.au)

WOOLLOOWARE BAY, WOOLLOOWARE



THE LENNOX, PARRAMATTA



ESPLANADE, NORWEST

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