

## 'Jingella Estate' - The Natural Wonder of Kangaroo Valley



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### 368A Bunkers Hill Road, Barrengarry

#### Contact Agent

Welcome to Jingella, the indigenous word for “rolling green banks”

Set in Kangaroo Valley’s most prestigious enclave on upper Bunkers Hill Road, Jingella is more than just a property – it is a private rural sanctuary, a thriving established business with income and capital upside opportunity, and a lifestyle investment alternative or supplement to city living like no other.

Comprising 146 acres (59 ha) of well-maintained rolling green pastures, lush rainforest, stunning escarpment views and over 1km of Barrengarry Creek frontage, Jingella offers complete seclusion, yet only 10 minutes to Kangaroo Valley village, under 2 hours to Sydney, and just over 2 hours to Canberra.

Here, you’ll find silence broken only by birdsong, starry nights unspoiled by city lights and natural beauty that few properties can rival.

#### Property Highlights:

- 146 acres of premium grazing land, rainforest, creeks & dams.
- 4 Eco-Luxe Award Winning residences (completely off-grid) with breathtaking escarpment views that have to be seen to be believed
- 1 × 1-Bedroom Cottage (renovated 2022)
- 2 × 2-Bedroom Villas (built 2022)
- 1 × 3-Bedroom Villa (built 2022)

**Property ID:** L35774028

**Property Type:** Lifestyle

**Open Parking:** 20

**Land Area:** 59.2 hectares

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- DA Approval for a 5th residence – architect-designed 4-bedroom Luxury Home.
- 1km of Barrengarrry Creek frontage with a unique 100m-long natural swimming pool.
- Private mini golf course, bushwalking trails, and endless outdoor exploration.
- Complete energy independence. Off-grid infrastructure includes: 54 solar panels, commercial-grade lithium battery system, backup generator, rainwater harvesting, back-up water infrastructure to creek, advanced septic systems, reverse-cycle airconditioning and high-speed Starlink satellite internet
- Established short-term accommodation business offering substantial income with minimal management required and potential for significant growth.

An Investment with multiple Options:

- A private retreat or country estate for the entire family and friends
- A multi-family or syndicate purchase to share lifestyle and costs
- A self-sustaining farm ideally suited for raising livestock and growing crops. Ideal for those seeking complete self-sufficiency, security and independence.

- An income-producing eco-luxury accommodation business that could be expanded with more accommodation, weddings, corporate retreats etc

#### Luxury Meets Sustainability:

The residences blend country modern luxury with eco-conscious design, each crafted with the highest quality materials. Fully furnished and move-in ready, the villas are already successfully operating as high-end accommodation, with strong annual returns. The DA-approved architect-designed home provides the opportunity to create a true landmark estate. Alternatively build your own dream home. Few properties offer such a range of flexible options.

#### The Jingella Experience:

Rise in the morning to sunshine as the mist in the valley below dances and rises. Enjoy a game of golf, a walk on the many trails or a swim in the creek. From indoors, or on the patio, marvel at how the view constantly changes as nature puts on a show for you. In the late afternoon grab a drink and soak up the golden hour when the sun turns the escarpments orange and kangaroos come out to graze. At night, check out the glow-worm colony, sit by the outdoor fire pit and star gaze, or enjoy the crackle of the open indoor fireplace. From the lush, rolling green paddocks to the rainforest trails, and the crystal-clear waters of Barrengarry Creek, Jingella offers an unrivalled sense of privacy, space, connection to nature and escape from a busy urban life.

#### Location:

Kangaroo Valley Village – 10.4km (15 mins)

Sydney Airport – 144km (1 hr 45 mins)

Canberra – 190km (2 hrs 12 mins)

Contact us – For further details or to arrange a private inspection, please contact:

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Also listed in conjunction with Alex Lyons – Raine & Horne Double Bay