

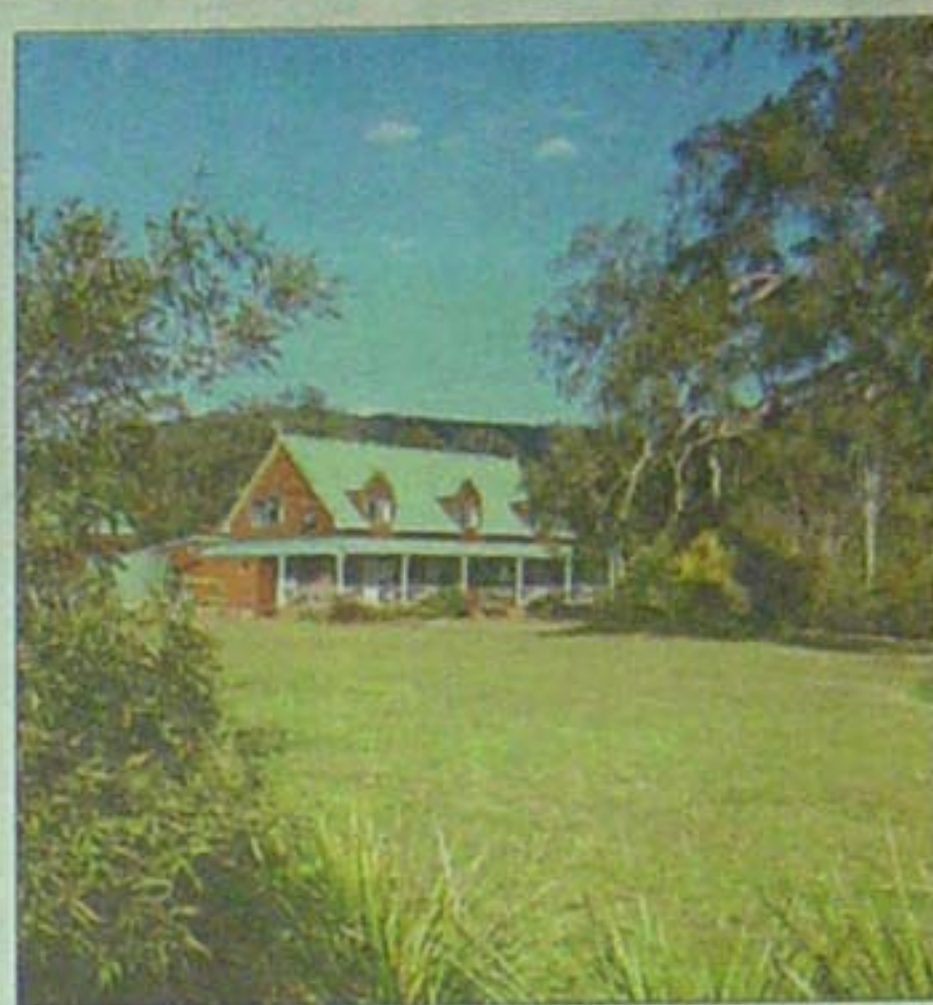


DOMAIN

The week's auctions
Sydney's most comprehensive results Pages 84, 85

domain.com.au

Now it's time to say goodbye for all the family



HOME SWEET HOME: Coolibah homestead has six bedrooms.

By HANNAH EDWARDS
PROPERTY WRITER

FOR more than a decade, the Dwyer family lovingly built their own sprawling "Disney resort" in the country.

But like the *Mickey Mouse Club* mouseketeers, they have discovered that now it's time to say goodbye.

The Dwyers are selling privately their Coolibah Creek estate in Gloucester, 2½ hours' drive north of Sydney in the upper Hunter Valley.

The 4.45 hectare property includes a huge homestead, self-contained guest cottage, tennis court, pool and golf course.

John Dwyer said it was with "a heavy heart" that he and his wife Gael decided to sell up, and there were some tears around the dining room table when their six kids heard it was time to move.

They admit they will miss waking up to the sound of birds and watching the sunsets in spring and summer, but the lure of a job opportunity is pushing them closer to the city.

"It's the painting on the wall you want to move to when you retire," said Mr Dwyer, who began building Coolibah Creek in 1990 after leaving Sutherland Shire.

Built in a Rocky Mountains style out of western red cedar, the main house has six bedrooms, wood combustion fire and a large veranda.

Also on the property is a four-hole golf course, creek, tennis court and



COUNTRY COMFORT: The 4.45ha property includes homestead, guest cottage, tennis court, pool and four-hole golf course.

eight-metre saltwater swimming pool.

There is also a guest cabin (that could be used as an office) built by Appalachian Homes that is "straight out of a storybook", landscaped gardens along with a two-storey "Americana-style barn" complete

with an air-conditioned games room.

The Dwyers have also defied convention by trying to sell the property privately, without much guidance from real estate agents.

Mr Dwyer, a former advertising manager at Woolworths, has

designed his own ads, distributed glossy brochures and has taken out full-page newspaper advertisements.

They have been overwhelmed with the response, with Mrs Dwyer fielding more than 20 phone calls before 10.30am on the first day of the marketing campaign.

"If I was a butcher I probably wouldn't try and sell it myself, but I'm in advertising so thought I would have a shot at it," Mr Dwyer said.

The enquiries are predominantly from people on the Central Coast and in Sydney.

Offers of more than \$1.4 million are being considered and the family will hold an open day at the property on September 13.

More details are available at a specially created website at www.coolibahcreek.com.au.

Gloucester has benefited from the property boom with its median house price increasing by 24 per cent in the last 12 months to \$124,000, Home Price Guide figures show.

The main town boasts several bed and breakfasts as well as upmarket hotels.

"It's a quaint town that has had a tourist boom," Mr Dwyer said.

Nearby places of interest include the picturesque World Heritage-listed Barrington Tops National Park, Eaglereach Wilderness Retreat and the vineyards of the Hunter Valley, a short drive away.

Annual festivals and events in Gloucester include the Shakespeare Festival and Snowfest.

The Dwyer family expects to move to the Yarralong Valley, where it will try to recreate a bit of its much-loved Gloucester property - possibly without the golf course.



Affordable home sized apartments between the bay and the beach...

Sydney's last affordable coastal opportunity. SouthPoint Apartments

The award winning architects Marchese+Partners of Bondi Iceberg's fame, have designed an architectural icon in Hillsdale, the playground of the east. Remarkable value for 2+3 bedroom apartments from \$595,000, which are up to 20 percent larger than those in other developments nearby and include 2 car spaces. There's also gardens, a tennis court, gymnasium, lap pool, great views and the new South Point Shopping complex.

Sydney's fastest selling project is finally open for inspection. Don't miss out.

Inspect today 1.30-4.00pm or by appointment at our spectacular display, South Point Shopping Centre entrance, 262 Bunnerong Road, Hillsdale.

Call Cramer Property Agents on 9360 9122 or www.getthepoint.com.au