

Sylvan Glen Country Estate

Country charm in a stunning setting.

At the heart of Sylvan Glen is the most delightful Southern Highlands accommodation – a heritage guesthouse built in the 1870s, fully updated with all its charm intact.

When you book your group get-together at Sylvan Glen, the house is yours exclusively. You and your guests can relax in total privacy.



**14
ROOMS**



**60 PEACEFUL
ACRES**

Sylvan Glen

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Charming country accommodation

Sylvan Glen offers 14 ensuite rooms, each heated and lovingly decorated. Additional beds are available in some rooms, which can sleep up to 12 additional guests (perfect for families).

In the guesthouse, a full dining area leads onto an outdoor terrace, BBQ area and pizza oven looking over the property.

Reading in seclusion, chatting by the fire or sipping coffee overlooking the rolling hills are all part of a relaxing stay at Sylvan Glen. If you want to venture out, a 9-hole golf course beckons (or try Foot Golf!), or perhaps tennis, mountain biking, or strolling around exploring the property.

An on-site coffee shop, 'the Clubhouse', is a good spot for a coffee by the fire or out in the sunshine.

The guesthouse has everything you need for the most romantic and fun wedding weekend.

TARIFFS

Exclusive weekend hire of the Sylvan Glen Guesthouse from 1pm Friday until a wonderfully late checkout at 2pm on Sunday, is \$5,000 plus the meal package of \$150 per person. Rates are GST inclusive. Alcohol and nibblies are BYO. Glassware and crockery is provided and a large fridge for storage of your goodies.

YOUR HISTORIC GUESTHOUSE

The property that Sylvan Glen occupies was one of the first settled in Penrose, in 1870. Philip and Jemima Rush raised their nine children in the house and ran an orchard.



GUESTHOUSE DINING

All meals are included for guests staying at Sylvan Glen, and you are welcome to bring your own alcohol and nibblies.

A welcome BBQ is held on Friday evening, with cook-your-own local Porterhouse steaks, sausages, jacket potatoes, salads and fresh bread rolls.

A beautiful three-course dinner is held in the Clubhouse on Saturday evening.

Saturday and Sunday breakfasts include a full cooked buffet breakfast with bacon, sausages, tomatoes, eggs two ways, mushrooms and hash browns. A continental breakfast is also offered with fruit salad, yoghurt, cereals and toast. Juices, tea and coffee are included.

Freshly made sandwiches are provided for lunch on Saturday and Sunday.

Does your group have specific dietary requirements? No problem, just let us know.

CHILDREN

Children are welcome at Sylvan Glen and there's plenty of room for adventures to be had. The guesthouse has three cots, baby monitors, highchairs, microwave and fridge.

Accommodation Checklist

ACCOMMODATION

- 14 ensuite rooms accommodate up to maximum 40 people
- Check-in 1pm, check-out 2pm

GUESTHOUSE FEATURES

- Two lounge rooms with flat screen TVs and Foxtel
- Fireplace
- Outdoor kitchen with two pizza ovens and BBQs
- Large dining area
- Decks overlooking the property
- Kitchenette with large fridge for drinks

PROPERTY FEATURES

- 60 acres
- 9-hole golf course (complimentary for guests)
- Complimentary golf clubs and pull-carts
- Golf carts available for hire
- Tennis court

- Volleyball court
- 3km mountain bike and walking track
- Quiet reading areas in gardens
- Coffee shop with fireplace
- Lots of open space for ball games or flying kites

EATING AND DRINKING

- All meals included for house guests
- BYO alcohol and nibbles
- Help yourself to tea, coffee, milk and sugar
- All glassware, bowls and platters provided

ACCESSIBILITY

- Main guesthouse on one level
- Entrance to guesthouse via front door with one step
- Gravel paths surrounding guesthouse

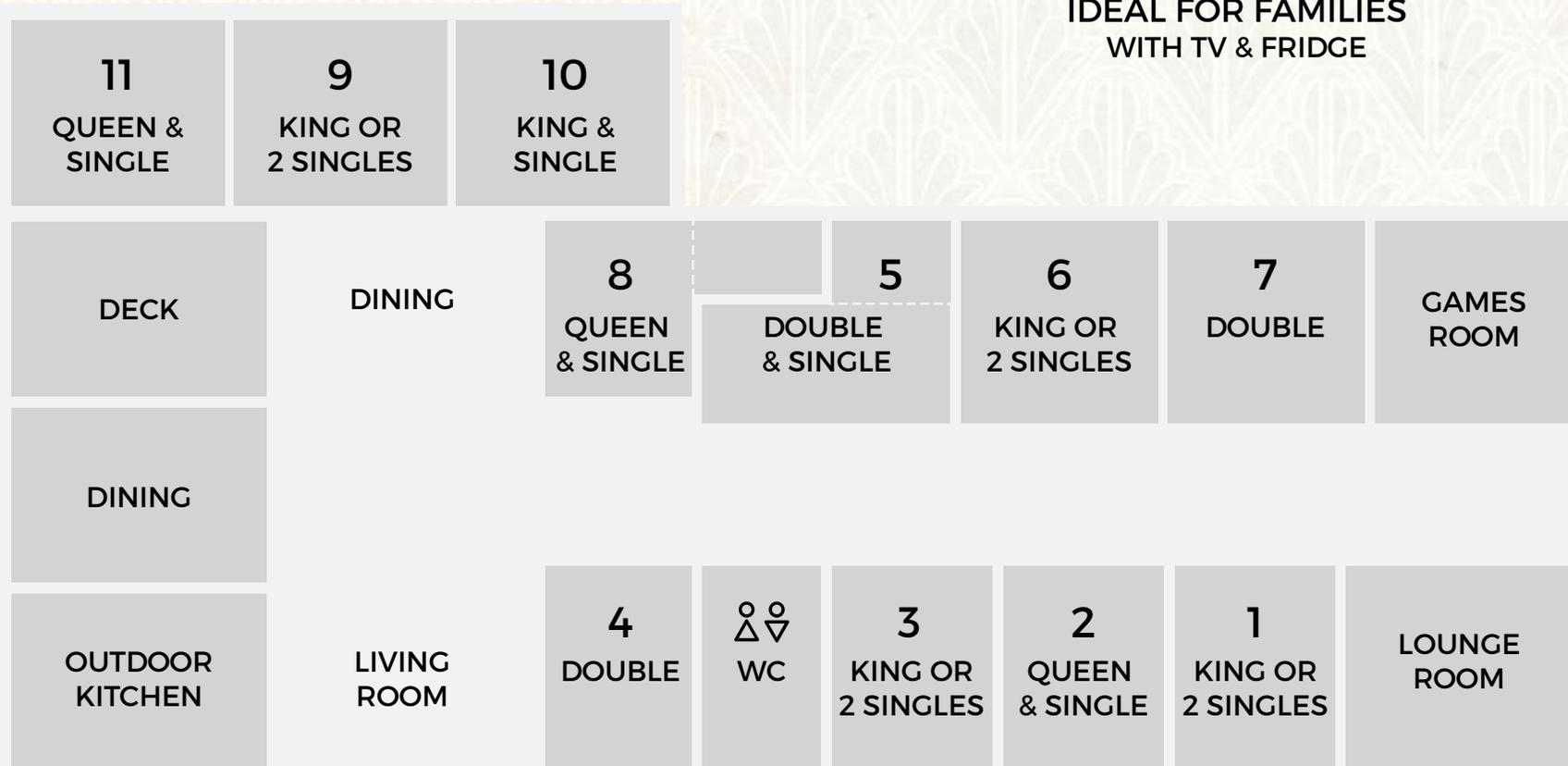
*Sylvan Glen
Guesthouse*

NEW YORK
QUEEN,
SINGLE &
BUNKS

PARIS
QUEEN &
2 SINGLES

LONDON
QUEEN,
SINGLE &
BUNKS

**IDEAL FOR FAMILIES
WITH TV & FRIDGE**



Terms and Conditions

DEPOSIT

1. A non-refundable deposit of \$200 per room or the total booking value (whichever is lower) must be received to confirm the booking. Payment of this deposit will indicate acceptance of these booking conditions.

FINAL PAYMENT

1. Full payment must be received at least 7 days prior to check-in.
2. For bookings made inside 7 days prior to check-in, full payment is required at the time of booking, via credit card.
3. If deposit of final payment is not received by the due date, Sylvan Glen reserves the right to cancel the booking.
4. Confirmation and invoices are subject to re-issue if incorrect through error or omission, and the guest accepts the liability to then pay the correct cost or device to retain the reservation with full refund.

PAYMENT OPTIONS

1. Standard payments accepted include credit cards (Visa or Mastercard), Australian personal cheque or bank cheque, or electronic funds transfer. Please note, credit card payments will show on your statement as 'Sylvan Glen'.
2. Cheques may be made out to 'Sylvan Glen' and should be posted to: Sylvan Glen, Kareela Road, Penrose NSW 2579.
3. Bank details are as follows: BSB 082 494, ACC 862 353 889, account name Reality Unlimited Pty Ltd.

CANCELLATION TERMS AND CHARGES

1. Cancellation more than 14 days prior to arrival incurs a loss of \$200 deposit paid per room, or the total booking value if that is less than the \$200.
2. Cancellation 14 days or less prior to arrival date is subject to a 100% cancellation fee on the entire package.
3. Bookings held over in credit will be completely at the discretion of the property managers. Administration fees may apply.
4. No-shows or cancellations after check-in will be subject to a 100% cancellation fee, however if, after arrival, guests are dissatisfied with any aspect of their accommodation and decide to terminate their stay, the amount to be refunded (if any) is at the discretion of the property managers.
5. Refund processing may take up to 10 business days.

RATES AND CHARGES

1. Rates quoted on our website and information documents are in Australian dollars and are subject to change at any time. Accommodation rates are inclusive of GST.
2. Any verbal quote given is an estimate only of price, which will be subject to written advice on confirmation of the reservation.
3. The price of your stay cannot be guaranteed until full payment is received.
4. All prices and other payments and conditions should be confirmed at the time of booking.

CHECK-IN AND CHECK-OUT

1. Standard check-in is 1pm and check-out is 2pm. These times may vary, please check with staff.
2. For guaranteed arrival before standard check-in time, a room must be reserved from the previous night and therefore incurs an additional nightly charge.