WEDDING COMPENDIUM

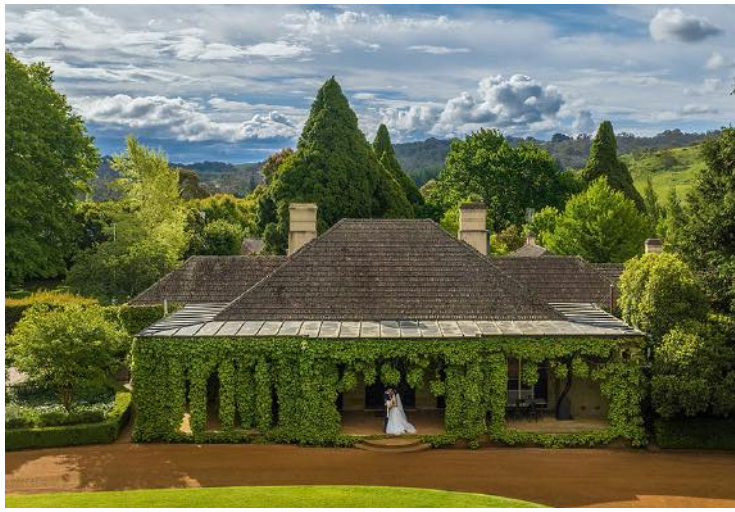
Bendooley
Estate

Thoughtfully Curated. Beautifully Celebrated.

Bendooley Estate sits just beyond the historic village of Berrima in the Southern Highlands. Perfectly positioned between Sydney and Canberra, the Estate offers an intimate, idyllic setting for wedding ceremonies and receptions. Across the seasons, the grounds transform beautifully, vibrant and lush in spring, summer and autumn, and strikingly romantic in winter. While weekends are most sought after, we are delighted to host your celebration on any day or evening of the week. For a moment of calm before or after the day, Roundhouse, our day spa and wellness retreat, welcomes couples and their wedding party.

At the heart of the Estate is the iconic Berkelouw Book Barn; Bendooley's signature wedding space and a venue unlike any other. Bordered by shelves of rare and beautiful books, the Book Barn blends rustic charm with timeless grandeur. Soaring ceilings, exposed beams and a beautiful stone fireplace create an atmosphere rich with warmth and character. Couples have access to the stunning European-inspired gardens, the heritage Homestead, and the elegant lakeside pavilion for their ceremony.

For those seeking a contemporary aesthetic framed by panoramic countryside views, The Stables offer an extraordinary setting. This architecturally unique space combines refined detail with the warmth of a classic estate. Flooded with natural light and centred around a dramatic iron fireplace, The Stables is crafted for ceremonies and receptions that feel modern, effortless and enduring. Couples may exchange vows before the grand barn doors, beside the water feature, or overlooking the expansive landscape.



THE BOOK BARN

Rustic yet refined, the historic Book Barn stands as the centrepiece of Bendooley Estate. For weddings, the central bookshelves are seamlessly rolled away, transforming the space into a truly magical venue. Soft pools of light from the iron pendant chandeliers create an inviting glow, while the grand stone fireplace lends warmth and ambience.

The Book Barn features beautifully curated designer furniture and artwork, a generous dance floor, a state-of-the-art sound system and an impressive feature bar. Through the French doors, guests can step onto the stone patio at the Book Barn's entrance; an ideal place to take in sweeping views of the Estate. A cleverly designed indoor/outdoor fireplace anchors this area, making it a perfect setting for pre-dinner drinks and canapés in every season.

Within the Book Barn, your private wedding parlour awaits. With a private garden, it offers an elegant lounge and dressing area complete with ensuite amenities; a serene and luxurious retreat for you to prepare and unwind throughout your day.

THE HOMESTEAD

A short stroll from the Book Barn lies the Estate's Georgian Homestead, built from convict-hewn stone. Draped in Virginia creeper, the veranda creates a beautifully timeless backdrop for ceremonies and wedding photography. In autumn, as the leaves shift through shades of crimson, amber and gold, the Homestead becomes particularly spectacular. The lavender-lined rose garden, tranquil lake, rustic farm outbuildings and expansive manicured lawns provide an abundance of picturesque locations for capturing your day.

Inside the Homestead, you'll find a private wedding parlour; an elegant lounge and dressing area complete with ensuite amenities. This serene space is yours exclusively for the hour prior to your ceremony, offering comfort and privacy as you prepare.

The Homestead is available for Book Barn weddings only.

THE LAKESIDE PAVILION

Adjacent to the Homestead and gardens, the stone-built lakeside pavilion has been thoughtfully designed to embrace simultaneous views of the lake, gardens and surrounding countryside. It serves as a beautiful setting for exchanging vows and is equally well suited to pre-dinner drinks and canapés, supported by its fully equipped kitchen. In the event of inclement weather, the pavilion provides a refined, sheltered alternative, allowing you and your guests to continue enjoying the Estate's sweeping surrounds in comfort.

The Lakeside Pavilion is available for Book Barn weddings only.

THE STABLES

Set amongst rural paddocks, with its own entrance and scenic setting, The Stables has been custom-built for those seeking a distinctive and contemporary take on country elegance. One end of the venue is entirely glass, framing sweeping views of the surrounding hills. Inside, a dramatic iron fireplace anchors the space, while modern rustic chandeliers suspended from the cathedral ceiling cast a warm, atmospheric glow. An impressive feature bar and a beautifully appointed wedding parlour complete this extraordinary venue.

For lunch weddings, your ceremony may be held on a nearby hillside, an idyllic setting bathed in soft country light. For afternoon celebrations, the expansive courtyard and surrounding lawns provide a variety of picturesque locations. Choose the tranquil water feature or the striking barn doors as your backdrop. In the event of inclement weather, the refined interiors offer ample space for your ceremony to proceed seamlessly.

YOUR SPECIAL DAY

Bendooley Estate offers style, elegance, hospitality and beautiful food in a magnificent rural setting.

Our dedicated Wedding Coordinators will ensure your planning process is seamless and fun. They will be available to you every step of the way; from assisting with your wedding timeline to answering all questions - big and small. An Event Supervisor will also be assigned to you on your wedding day. They will coordinate the wedding ceremony, manage times/ushering and ensure the night is absolutely perfect.

If you would like to book a site inspection, please contact Sasha Haynes to make a time:

email events@bendooleyestate.com.au

phone 0412 551 295

Rate Card

THE BOOK BARN

Rates**	Peak*	Mid#	Low†	July
Mon, Tues, Wed	$3,000	$2,000	$1,500	$1,200
Thursday	$5,500	$4,000	$2,000	$1,500
Friday + Thursday when followed by a public holiday	$7,950	$6,500	$3,950	$3,500
Saturday + Sunday when followed by a public holiday	$9,950	$8,500	$4,950	$4,500
Sunday	$6,000	$5,000	$3,000	$2,500

A complimentary menu tasting is available for our couples two months prior to your wedding day.

Please refer to our Wedding Menu for 5hr Food and Beverage Package prices.

Catering discounts apply during the low season.

For additional special offers, please refer to introductory cover letter.

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* PEAK – March, April, May 1st – 10th; Oct, Nov, Dec 1st – 10th

\# MID – Jan, Feb, May 11th – 31st , Sept, Dec 11th – 31st.

† LOW – June, August.

*** Prices are subject to change.*

Venue hire for the Book Barn includes:

- Hire of the Book Barn for reception
- Exclusive use of private gardens and lakeside pavilion
- Sixty white ceremony chairs
- Signing table & chairs for wedding ceremony
- Portable PA system for wedding ceremony
- Use of private Wedding Suites in the Homestead and Book Barn
- Banquet tables and bentwood chairs for reception
- White linen tablecloths and napkins
- Crockery, cutlery and glassware
- Book Barn in-house sound system with cordless microphone
- All wait staff, bar staff and barista
- Lectern, wishing well table, cake table, cake knife and easel
- Dedicated wedding coordinators and an event supervisor will manage your event on the day.

Rate Card

THE STABLES

Rates**	Peak*	Mid#	Low†	July
Mon, Tues, Wed	$3,000	$2,000	$1,500	$1,200
Thursday	$6,000	$5,000	$2,500	$2,000
Friday + Thursday when followed by a public holiday	$9,950	$8,500	$4,950	$3,950
Saturday + Sunday when followed by a public holiday	$11,950	$9,950	$5,950	$4,950
Sunday	$6,500	$5,500	$3,500	$2,500

A complimentary menu tasting is available for our couples two months prior to your wedding day.

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† LOW – June, August.

*** Prices are subject to change.*

Venue hire for the Stables includes:

- Hire of The Stables for reception
- Exclusive access to the vast green hills and courtyard gardens
- Timber benches for wedding ceremony
- Signing table and chairs for wedding ceremony
- Portable PA system for wedding ceremony
- Use of private Wedding Suite in The Stables
- Banquet tables and bentwood chairs for reception
- White linen tablecloths and napkins
- Crockery, cutlery and glassware
- In-house sound system with cordless microphone
- All wait staff, bar staff and barista
- Lectern, wishing well table, cake table, cake knife and easel
- Dedicated wedding coordinators and an event supervisor will manage your event on the day.

Accommodation

Enjoy unparalleled luxury and comfort with your loved ones.

Set across Bendooley Estate's stunning landscapes of rolling hills, vineyards, and lakeside gardens, our cottages and private suites offer the perfect blend of country serenity and refined comfort. Each space is individually designed with bespoke interiors, deep freestanding baths, plush furnishings, and peaceful verandahs, ideal for celebrating with family and friends.

Wake to the sounds of nature, enjoy a leisurely breakfast with Estate views, then explore the iconic Berkelouw Book Barn, award-winning restaurant, and Cellar Door, all just moments away. Whether preparing for your big day, celebrating with loved ones, or extending your wedding stay, Bendooley Estate's accommodation is a destination in itself, where timeless style meets relaxed country living.

Please see our website for further information and additional cottage features bendooleyestate.com.au/accommodation. All rates include a country-style continental breakfast. Bookings are subject to terms and conditions.

Accommodation

STUDIO COTTAGES

NORMAN LINDSAY | HENRY LAWSON | BANJO PATERSON | PATRICK WHITE

Discover the boutique charm of our Studio Cottages, where elegant design meets understated luxury. Each cottage features serene Estate views, free-standing baths, and bespoke furnishings, creating a private sanctuary to unwind. For those travelling together, select studios can interconnect for a shared stay.

STUDIO COTTAGE - BASED ON 2 PEOPLE (P/N)			
	2026	2027	2028
Mon - Wed	$475	$500	$550
Thurs - Sat	$575	$650	$700
Sunday	$550	$575	$625
Roll away - 1 avail.	$100 p/n	$100 p/n	$100 p/n

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 2pm
Check-out: 10am

2 BEDROOM COTTAGE

BOOK BARN

Explore the Book Barn Cottage, blending heritage charm with contemporary comfort. Once the Estate gatekeeper's residence, it now offers a warm, inviting escape with its wood-burning fireplace, spacious living areas, and private fenced garden. Perfect for couples or small families, this beautifully restored two bedroom / two bathroom cottage provides a peaceful base to explore the Southern Highlands.

2 BEDROOM COTTAGE - BASED ON 4 PEOPLE (P/N)			
	2026	2027	2028
Mon - Wed	$625	$675	$725
Thurs - Sat	$895	$950	$1,000
Sunday	$675	$725	$775
Roll away - 1 avail.	$100 p/n	$100 p/n	$100 p/n

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 2pm
Check-out: 10am

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 / two bathroom retreat with the most breathtaking views.

** Located off-site, 500m from Bendooley Estate.*

2 BEDROOM COTTAGE - BASED ON 4 PEOPLE (P/N)			
	2026	2027	2028
Mon - Wed	$725	$775	$800
Thurs - Sat	$985	$1,050	$1,075
Sunday	$775	$825	$850
Roll away - 2 avail.	$100 ea. p/n	$100 ea. p/n	$100 ea. p/n

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 2pm
Check-out: 10am

2 BEDROOM COTTAGE WITH BUNK ROOM

THE LOFT

Housed in a beautifully restored stable, The Loft blends rustic character with modern elegance. Its open-plan kitchen and living space is designed for unforgettable country escapes. Two private bedrooms provide comfort and relaxation, while queen-sized bunks allow the residence to sleep up to ten. With two stylish bathrooms and panoramic views of the lake and picturesque paddocks.

2 BEDROOM COTTAGE - SLEEPS UP TO 10 PEOPLE (P/N)		
	2026	2027 / 2028
Mon - Wed	$1,000	$1,000
Thurs - Sat	$1,450	$1,550
Sunday	$1,175	$1,250

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 2pm
Check-out: 10am

3 BEDROOM COTTAGE

MAY GIBBS

Step inside our May Gibbs Cottage, where rustic finishes and expansive living areas create a warm and inviting stay for family or friends. Our three-bedroom / three bathroom cottage is self-contained with fully equipped kitchen, separate living areas with wood fireplaces, and every deluxe feature you would expect from five-star rural accommodation.

3 BEDROOM COTTAGE - BASED ON 6 PEOPLE (P/N)	2026	2027	2028
Mon - Wed	$900	$1,100	$1,250
Thurs - Sat	$1,550	$1,650	$1,750
Sunday	$1,200	$1,300	$1,400
Roll away - 3 avail.	$100 ea. p/n	$100 ea. p/n	$100 ea. p/n

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 2pm
Check-out: 10am

3 BEDROOM COTTAGE

THE LAKE HOUSE

The Lake House offers stunning views of the serene lake and sweeping hills. It is bathed in natural light, courtesy of its floor-to-ceiling windows. With three inviting king sized bedrooms, and 1.5 stylish bathrooms, this gem effortlessly combines historic charm with design-forward, contemporary luxury and comfort.

3 BEDROOM COTTAGE - SLEEPS 6 PEOPLE (P/N)	2026	2027/2028
Mon - Wed	$1,100	$1,200
Thurs - Sat	$1,600	$1,800
Sunday	$1,400	$1,600
The Lake House is available for Book Barn weddings only.		

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 4pm
Check-out: 12pm

Accommodation

6 BEDROOM HOMESTEAD

THE HOMESTEAD

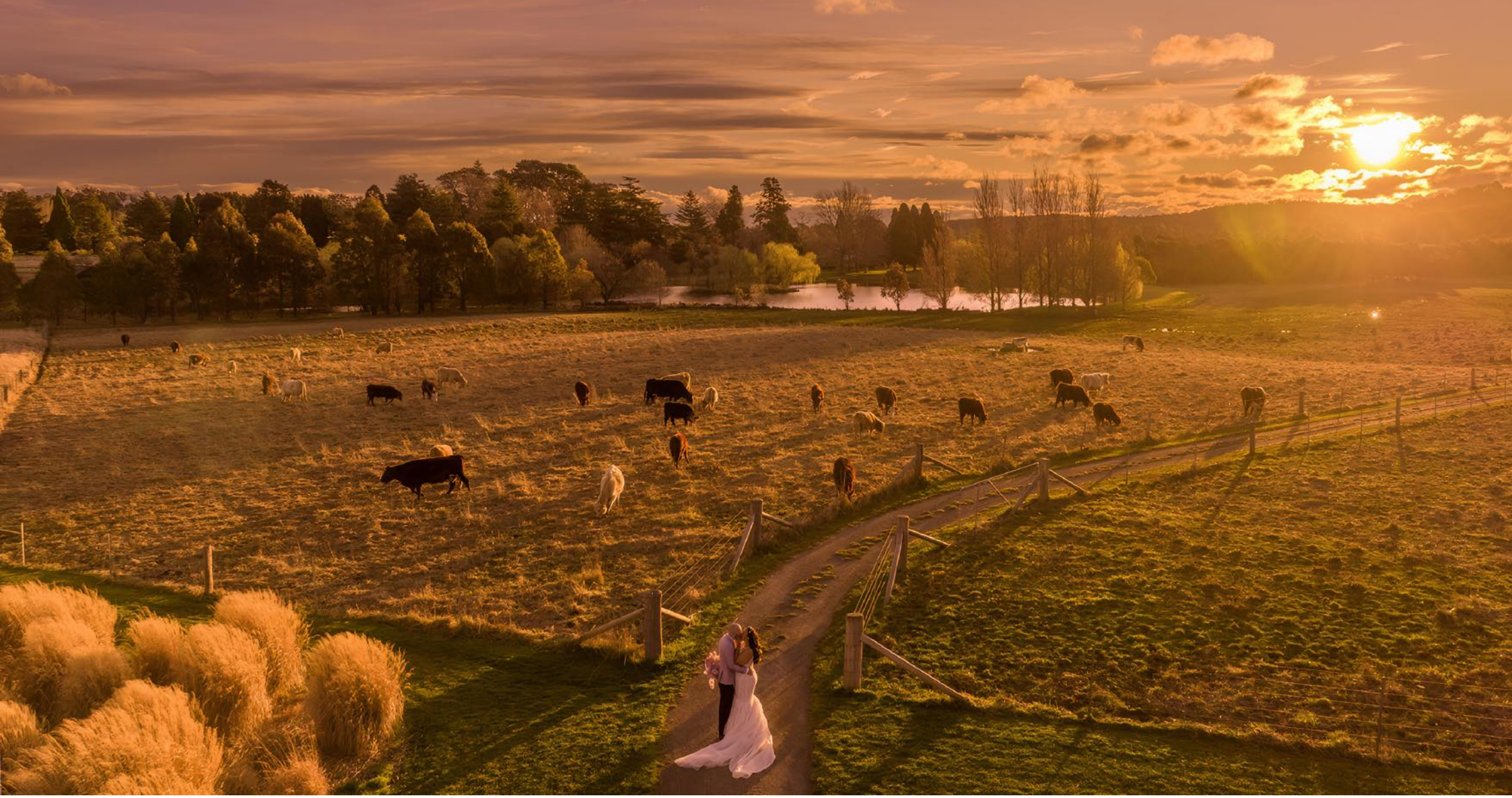
Experience the grandeur of The Homestead, our most luxurious residence at Bendooley Estate. Nestled within the stunning Estate gardens with six exquisite suites. Explore grand sun-filled living rooms, private bars that invite late-night conversations, and a billiard room brimming with old-world charm. Revel in the detail; the curation. More than just a stay, The Homestead is an experience in itself, a masterpiece of design, luxury, and atmosphere, made to be shared and remembered.

6 BEDROOM HOMESTEAD - SLEEPS 12 PEOPLE (P/N)		
	2026	2027/2028
Fri - Sat	$3,750	$3,750
Sun - Thurs	$2,750	$3,000

The Homestead is available for Book Barn weddings only.

Minimum 2-night stay required on weekends (Thurs - Sun)

Check-in: 4pm
Check-out: 12pm



Bendooley
Estate

Bendooley Estate 3020 Old Hume Highway Berrima NSW 2577

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