



Escape to a world away of elegant laidback luxe in the NSW Southern Highlands. A unique boutique hotel where relaced retreat and playful guest house meet.



Set on century established gardens on the fringe of national parkland, Osborn House has been lovingly restored and impeccably designed to offer an elegant and unique accommodated stay in the pristine New South Wales Southern Highlands, an easy drive south from Sydney. A refined offering, of 27 suites, terraces and luxury forest lodges, elegant dining and bar, a day spa, pool and steam room. With curated vintage furnishings and intriguing design elements throughout, no two guest suites are the same, ensuring a highly- personalised stay for every guest.

LOCATION

If Australian tranquility had a home address, it'd be 96 Osborn Avenue Bundanoon.

Surrounded by rolling hills and sweeping views, Osborn House is a playful slice of the Cotswolds tucked between Morton National Park and Bundanoon Village – perfectly positioned to feel both central and secluded in the charming, heritagerich Southern Highlands.

GETTING HERE

By Road: Sydney CBD I hour 45 minutes - 145km or Canberra 2 hours - 160km.

By Train: Southern Xplorer to Bundanoon station- 2 hours from Sydney or Canberra. First class or Economy tickets available.

INCLUSIONS

- Daily a la carte breakfast in George's
- Welcome Drink on Arrival
- LaGaia Amenties
- Valet Parking
- Complimentary Minibar in Forest Lodges
- Complimentary bottle of Forest Series wine to enjoy in the room for all guests



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15 Suites & Terraces

With curated vintage furnishings and intriguing design elements throughout, no two suites are the same. All suites feature wifi, tea and coffee facilities, TV, Sonos speakers and airconditioning.

5 Suites

Level 1 - King Bed

Ave 3lm2 (33Osq ft)

The Suites are lovingly restored and effortlessly chic, featuring bespoke bedheads and custom joinery. Situated on Level I of the main house, each suite pays homage to the history of the property with heritage floorboards and hand sourced vintage furniture paired with modern accents to reflect a contemporary Australian aesthetic. Understated elegance, meets subtle splendour .



1 Highland Suite.

Level 1 - King Bed

4lm2 (43Osq ft)

Featuring all the laid-back-luxuries of our Premier Suites like 4-poster bed, makeup counter, double shower, and minibar, but with an added Juliet balcony to take in the stunning surrounds and breathe the fresh Highlands air. At night, don't forget to look up at the sky, the stars put on a performance every night for free



FAMILIES

Osborn House warmly welcomes families. Certain room types are specifically bookable for families, with options that include a sofa bed or a cot. Please contact our reservations team for more details. We kindly remind you that all children must be supervised at all times.



3 Premier Suites

Level 1 - King Bed

Ave 4lm2 (44lsq ft) |

A little more Euro-inspired in aesthetic, our Premier Suites elevate the luxe factor with open-plan layouts that exude old-world opulence with a modern twist—featuring four-poster beds, custom bedheads, sculptural makeup stations, double showers and vanities, and a speakeasy-style minibar that wouldn't be out of place on the set of Downton Abbey.



4 Garden Terraces

Lower Ground Floor - King

Ave 42m2 (457sq ft)

Overlooking Morton National Park, the Garden Terraces offer front row seats to one of the most stunning views in the region. Brimming with country charm and finished with contemporary touches, breathe in the fresh highlands air from the comfort of your own mini courtyard while pondering 'does it get much better than this?'

*Two garden terraces are accessible

2 Premier Garden Terraces Ground Floor - King Bed

Ave 40m2 (430sq ft) Includes shared sunroom 22.m2 (242 sq ft)

Overlooking the property's spectacular formal gardens, enjoy a slice of the Cotswolds in the Southern Highlands. Original vintage furnishings mix amongst custom contemporary designs, while wood-panelled walls and timber ceilings give each suite a farmhouse feel. Spend afternoons basking in the sunroom in the spacious and light-filled terrace that is the perfect choice for a larger group getaway.

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12 Forest Lodges

King Bed

Ave 4lm2 (44lsq ft)

Modern and sleek in design, these cabins are an obvious departure aesthetically from our suite offerings. Perched amid a sprawling landscape of green, these architectural wonders feature bespoke lighting, bohemian style vintage rugs and classic cabin decor, timber panelled walls, and a luxurious freestanding outdoor bath on your own private balcony to soak in the stunning views. Plus your very own wood burning fire inside- we'll put the fire on.



As a Forest Lodge guest, you'll have full access to the main house, dine at Fire Kitchen, enjoy relaxed meals at Georges, and indulge in treatments at the Day Spa, all just moments from your door. In addition, you'll enjoy an experience reserved exclusively for Forest Lodge guests: private access to the Forest Bathing Deck, a serene treetop sanctuary featuring a traditional sauna, ice bath, jacuzzi, and open fire. A place to reconnect, unwind, and take in the quiet beauty of the highlands.





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The Forest Bathing Deck

A secluded sanctuary suspended in the treetops.

Exclusively available to guests of our Forest Lodges, this private deck invites complete immersion in the natural beauty of the Australian countryside. Nestled high among towering gums, the experience includes a traditional sauna, ice bath, outdoor jacuzzi and a crackling fire- all surrounded by the stillness of the forest.

Guests can book an hour of uninterrupted solitude, where wellness rituals meet the peaceful rhythm of nature.



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On-Site Facilities

With a wealth of onsite facilities, Osborn House invites you to unwind at your own pace. Surrounded by nature and grounded in wellness, you could easily spend days here without ever needing to leave.

- Fire Kitchen
- George's
- Day Spa
- Library
- Games Room
- Extensive Gardens
- Heated 25m Pool
- Steam Room
- Jacuzzi
- Traditional Sauna
- Gymnasium
- Pickleball

- Infrared Sauna
- Ice Bath
- Tennis Court
- Meeting Room
- On-site Parking
- Electric vehicle charger



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Explore the Southern Highlands

Home to some of Australia's most beautiful parks, gardens, wineries, culinary adventures and curious retail outlets, there's no shortage of things to see and do in the southern Highlands. Whether you're looking to explore the great outdoors or sample the fresh local produce, you're spoiled for choice in this rugged region of NSW. To Bundanoon and Beyond, let us guide the way.

- Clay Target Shooting
- Horse riding
- Bee Keeping
- Pottery classes
- Fly Fishing
- Bicycles
- E-Bikes
- Tennis

- Pickleball
- Yoga & Pilates
- Morton National Park
- Bushwalking
- Cycling
- Horse Riding
- Wild Swimming
- Golf

- Historic Towns
- Shopping
- Bespoke Picnics
- Jamberoo Action Park
- Museums
- Art Galleries
- Gardens
- Wineries

- Cellar Doors
- Distilleries
- Truffle Forraging
- Culinary Excursions
- Pie Trails
- Cooking Classes
- Koala Experience
- Beaches



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As you breathe in the fresh country air of the Southern Highlands, a sense of calm begins to settle, gently deepening throughout your time with us. Embark on a personalised wellness experience at the Osborn House Day Spa, where the only thing that matters is you. Our spa offers indulgent treatments across four serene rooms, using premium Australian skincare from LaGaia UNEDITED. Each experience, whether a massage, results-driven facial, or immersive wellness ritual, is thoughtfully tailored by our expert therapists to restore, nourish and elevate. Enhance your spa day with infrared sauna therapy, rejuvenating Dermalux LED treatments, or simply linger in the steam room, traditional sauna, or 25m heated swimming pool.

Bookings are essential, we strongly recommend booking in advance.





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FIRE KITCHEN

A bold expression of flavour, flame, and the Australian landscape.

Set within the grounds of Osborn House, Fire Kitchen offers a dining experience deeply rooted in the art of open-fire cooking. Inspired by Latin American traditions and shaped by the finest local produce, every dish celebrates smoke, heat, and seasonal abundance. With flickering flames at its heart and sweeping views of the surrounding countryside, it's a sensory journey, earthy, elegant, and unmistakably Australian.

Open for Dinner Thursday - Sunday & Lunch Saturday - Sunday

Bookings Essential



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OSBORN HOUSE

GEORGE'S

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Casual dining in the heart of the house..

Tucked beside the fireplace and spilling out onto a cosy terrace with views over Morton National Park, Georges offers a relaxed yet refined dining experience, perfect for long lunches or cosy midweek dinners. Open Monday to Friday for lunch, and Monday to Wednesday for dinner, it's a favourite gathering place for comforting classics, seasonal plates, and warm hospitality.

With its intimate indoor setting and dappled light across the terrace, Georges captures the charm of the highlands in every detail—unfussy, elegant, and deeply satisfying.



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