

# THE AGENCY



*Signature Homes Edit: Edition 11*  
*Time for a tree change*





## *Time for a tree change*

When the hustle and bustle of the city starts to wear thin – the commuting, the crowds, the constant hum – there is one thing we instinctively seek: nature.

Perhaps it's the scent of eucalyptus in the air, the sound of birdsong beyond the window, or simply the feeling of looking out towards a horizon untouched by concrete and traffic. Whatever it is, spending time amongst trees has a way of slowing the pace and restoring perspective.

Better still, what if you didn't have to escape to experience it?

This month's Signature Homes Edit explores extraordinary residences that bring the magic of a tree change into everyday life. From architectural masterpieces suspended above the landscape to secluded retreats enveloped by native bushland, these homes invite you to look up, breathe deeply and reconnect with the world around you.

Let's explore.

# 52 Ford Road, Lesmurdie WA

*Property Partner: Patrick Harper*

*Known locally as The Opera House or The House of Sails, this extraordinary Lesmurdie residence is truly an architectural statement.*

Designed by renowned architect Lynthorne Matthews and more than three years in the making, this one-of-a-kind home is a celebration of form, craftsmanship and its spectacular elevated setting. Perched on a beautifully landscaped 2,843sqm parcel, it captures postcard views stretching across Perth, the airport and coastline towards Rottnest Island.









*Inside, the scale is immediately impressive. Approximately 550sqm of internal living space unfolds beneath soaring Jarrah timber ceilings, with burnished concrete floors, Donnybrook stone and bespoke Jarrah cabinetry adding warmth and texture. A dramatic stone fireplace featuring a suspended Jarrah burl creates a striking focal point, while expansive living and dining areas are oriented towards the ever-changing panorama.*

The home's five-bedroom layout has been thoughtfully designed for both family life and retreat. A separate bedroom wing includes its own activity room, while a vast home office or parents' retreat offers a private space to work, unwind or simply take in the view.

Outside, the experience is equally spectacular. A lagoon-style pool sits at the heart of the landscaped grounds, while balconies and terraces extend the living spaces into the treetops. With walking trails on the doorstep and Perth only around 30 minutes away, this is a tree change without quite giving up the city.

# 34 Cliff Street, Bowral NSW

Property Partner: Suzi Bryant

*Here, the bush becomes your backyard. Set beside the Mount Gibraltar Heritage Reserve, this distinctive Bowral residence feels wonderfully removed from the everyday, despite being just minutes from town. Elevated above the surrounding landscape, it looks across magnificent eucalypts and leafy Bowral towards Oxley Hill, creating a sense of privacy and tranquillity that is hard to manufacture.*

Inside, generous windows and high ceilings draw the northern light deep into the home, while parquet floors and custom joinery add a considered sense of warmth. Multiple living areas allow the home to adapt effortlessly to family life, from an upstairs retreat opening directly to the backyard to a generous lower-level space suited to media, guests or work.









*The kitchen is designed for long, leisurely gatherings, flowing naturally into the dining and entertaining areas. Elsewhere, a striking open fireplace promises cosy winter evenings, complemented by ducted heating, cooling and underfloor heating downstairs.*

But it is outside where the magic really happens. French doors open to a rear pergola, while the established gardens feature a charming waterfall and firepit. A bush track leads directly from the cul-de-sac, inviting spontaneous morning walks or afternoon adventures among the trees.

There is something wonderfully elemental about this home: fire, fresh air, sunlight and greenery, all woven into everyday life.

# 31 Rembrandt Drive, Middle Cove, NSW

*Property Partners: Rick Woodward and Callum Brown*

*This remarkable home sits so seamlessly within its surroundings that the distinction between the architecture and the nature around it completely disappears.*

Holland House was designed by renowned architect Neville Gruzman in 1960 and completed in 1962, and this celebrated mid-century modern masterpiece remains an extraordinary example of Australian residential architecture – and an exceptional place to live.









*Wrapped in glass and immersed in uninterrupted bush and water panoramas, the home has been meticulously preserved while continuing to feel remarkably contemporary.*

Timber ply-panelled ceilings, exposed blockwork and signature mid-century detailing create a strong architectural identity, while the single-level floorplan makes life feel wonderfully effortless.

*Three landscaped courtyards and a series of sun terraces blur the boundaries between inside and out. Light-filled living and dining spaces open towards the gardens and views, while the kitchen, fitted with Miele and Bosch appliances, enjoys its own leafy outlook.*

The secluded bedroom wing provides a peaceful retreat, with three bedrooms including a generous main suite and a second bedroom with ensuite. Every room feels connected to the landscape, whether through walls of glass, garden outlooks or the ever-present sense of calm.

And yet, this is no remote hideaway. Chatswood buses are moments away, while Castlecrag, Northbridge and the city are all within easy reach.

A piece of Australian architectural history, offering the rare luxury of feeling worlds away without actually leaving Sydney.





# 272 Blowhole Road, Eaglehawk Neck, TAS

*Property Partners: Karen Magnotta and Stu Ferrall*

*Just metres from the pristine sands of Pirates Bay, this beautifully positioned retreat offers a simpler interpretation of the tree change: timber, fresh air, farmland, ocean and an extraordinary amount of sky.*

Elevated on sturdy steel posts, the two-bedroom home is deliberately relaxed and easy-care. Timber-lined interiors reinforce the connection with the landscape, while expansive windows frame views across neighbouring farmland and rolling tree-lined hills.









*At the centre of the home, an open-plan kitchen and living space creates an inviting place to gather, with a timber benchtop, gas cooking and generous storage. A freestanding wood fire brings warmth and atmosphere in winter, while reverse-cycle air conditioning keeps things comfortable year-round.*

The wraparound deck is where you'll likely spend most of your time. Follow the sun throughout the day, settle in with a glass of wine as evening falls, or look upwards once darkness arrives. With little competing for attention, the night sky becomes a spectacle in itself.

Nature is everywhere. Cows and deer graze in the surrounding farmland, bandicoots and wombats make occasional appearances, and fairy penguins are known to nest among the nearby dunes. The beach is just across the road, with a trail leading down to the sand and a public jetty only a few hundred metres away.

A wonderfully uncomplicated retreat for anyone ready to trade the noise of the city for the soundtrack of nature.

# 112 Hardey Road Glen Forrest, WA

*Property Partners: Cindy King and Alistair Caffel*

*If the idea of a tree change conjures images of waking amongst the gums, wandering along garden paths and drinking your morning coffee to the sound of birdsong, this is the house for you. Hidden amongst the towering trees of Glen Forrest, this architecturally designed custom residence occupies an impressive 2,400sqm of established gardens and feels less like a suburban home than a private retreat.*

Inside, soaring ceilings, polished concrete floors and abundant natural light create a wonderfully contemporary backdrop to the surrounding greenery. Every room has been carefully positioned to embrace the treetop views, while the flexible six-bedroom configuration allows the property to evolve alongside its occupants.









*Currently arranged as a four-bedroom main residence with a fully self-contained two-bedroom guest residence beneath the same roof, the layout offers exceptional versatility. It can accommodate extended family, guests or additional income - or be opened back up to create one substantial family home.*

The main residence centres around a sleek European-style kitchen and expansive open-plan living zone, while a downstairs games or lounge room provides additional space to retreat. The private residence has a personality all its own, with a generous kitchen and scullery, feature skylights, a luxurious clawfoot bath and a private balcony that feels suspended amongst the treetops.

Outside, however, is where the property truly earns its tree-house credentials. Meandering pathways wind through fully reticulated gardens and mature trees, creating secluded spaces to entertain, relax or simply sit and listen to the world around you.





## *The tree change, reimagined*

*Perhaps a tree change doesn't need to mean retreating completely. Maybe it just means choosing a home where the natural world has a bigger role to play.*

*Across this month's collection, architecture is shaped around landscape, windows become picture frames, gardens become extensions of the living space and the sounds of birds replace the soundtrack of the city.*

*It seems sometimes, the greatest luxury is more trees, more sky, more quiet...and a little more time to simply be.*



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