



22 Ballarat Street, Fisher

THE FARAWAY HOUSE

"The Faraway House" evokes the sense of adventure, wonder and intimacy of Enid Blyton's much loved The Magic Faraway Tree. This home embodies all this and more. This extraordinary, one-of-a-kind residence is more than a home - it's a living, breathing expression of thoughtful architecture, sustainability, and harmony with nature. Meticulously rebuilt, extended and upgraded over time to include modern practicalities amongst the character, charm and flexible yet functional floorplan, every element has been designed to sit gently within its natural green setting. Natural light filters through double-glazed doors and windows, timber textures soften every space, and the house unfolds in a series of warm, inviting zones that feel both expansive and deeply personal.

Set behind established eucalypts in the front native garden, the home has a unique faade that immediately draws you in. Stepping inside, to your right is a unique and versatile mudroom, perfectly utilised as an office, study or gym, whatever your heart desires. A curved staircase, with a Velux skylight, guides you to the expansive living, dining and kitchen area, embracing a northerly aspect, the floorplan recrafted to ensure open-plan connectivity amongst large windows, high ceilings, leadlight light fittings and delightful green aspects. Taking centre stage, the kitchen has been completely renovated in a style that is modern and fully equipped yet marries perfectly with the design and

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FOR SALE
\$1,499,000 +

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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Interested parties must rely solely on their own enquiries.



feel of the home. 2.4m x 1.2m stone island bench, 900mm gas cooktop & oven, dishwasher and incredible storage create a zone where you can entertain as you create. A perfect flow - the front balcony is located off the kitchen, ideal for BBQs or quiet drinks amongst leafy, mountain vistas. The family area is warmed by a striking Chemines-Philippe fireplace, with the sunlit living and dining zones surrounding, including 'BAF' ceiling fan, with French doors opening up to the rear deck and garden oasis.

The bedrooms offer wonderful flexibility, perfectly suited to any family. A double sized bedroom is located on the main level, with full sized bathroom adjacent, well suited to guest accommodation, teenage retreat or a home office, featuring custom wall of built in storage, two stunning bay windows and access to both the front and rear decks. A feature in its own right, the recycled brushbox spiral staircase brings you to bedrooms three and four, mirrored retreats with beautiful hardwood flooring, curved lime-washed timber ceilings and Juliet balconies. Ready to take your breath away, the main bedroom is found on the top floor, a retreat within a retreat. Cathedral ceilings saturate the room with natural light including Velux roof window with automatic opening/closing & blind adjustment, curtains and honeycomb block out blinds installed on all windows, plus 'BAF' oversized fan providing a cooling breeze in the warmer months. The walk-in robe has been remodelled with custom storage, alongside a modern, bright ensuite with oversized shower.

From the moment you step outside, into the 'quiet garden', there is a sense of calm and privacy. The large rear deck embraces a northerly aspect, covered by two custom shade sails, perfect for peaceful entertaining and relaxing with a collapsible clothesline. The garden is a magical oasis with multiple zones that come together in harmony, enjoy the sand pit, rockery garden with a spherical water fountain, wicking bed, herb garden, wisteria and jasmine covered pergola and a flat grassed area, encircled by fruit trees and vines, the outdoors has been crafted for enjoyment by every member of the family, separately or together. Adding to the magic is the enchanting two-storey Garden Studio - a space that feels straight from a storybook. With a soaring ceiling, engineered floating loft floor, French doors opening to another balcony and views into the garden, it is a place for creativity, guest accommodation, study or quiet retreat.

Expected of a home of this calibre, the additional features, benefits and upgrades are endless. The garage includes internal access, housing the custom laundry with built in storage and internal clothesline. Flexibility offers space to house three cars, or utilise part of the garage as an additional workshop space, benefitting from custom built metal shelving and skylight. The curved driveway also easily accommodates additional parking space. Thoughtful, sustainable features and upgrades include 7.77kw solar system, extremely efficient under-floor ducted heating and cooling system, insulation to walls, floors and ceilings contributing to a favourable EER, 2,700L water tank concealed under front balcony, wheelchair accessible pathway from front entry, new guttering and roofing plus many more.

If you are searching for a home that is anything but ordinary, this Fisher sanctuary will capture your heart. Ideally located within a suburb renowned for being family friendly, within walking distance to Mount Stromlo High, plus cycleways to St John Vianey and Arawang Primary. Enjoy easy access to the vast dining and amenity options of Cooleman Court and Woden Town Centre as well as scenic walking trails on Cooleman Ridge.

This is a rare opportunity to secure a truly unique architectural home, one that balances size, quality, sustainability and soul. A place where design and nature exist in quiet conversation.

Features:

- Architecturally designed residence focused around sustainability & energy efficiency with extensive renovations and upgrades
- Recycled Brushbox hardwood & Cedar throughout
- Open plan, north facing kitchen, living and dining areas
- Expansive front and back decks
- Renovated kitchen with 2.4m x 1.2m stone island bench, 900mm gas cooking, dishwasher and custom built storage including soft close bottom drawers with extra strong supports, designed to carry heavy weights for pots and appliances
- Main bedroom with walk in robe, ensuite, cathedral ceilings, honeycomb blackout blinds, 'BAF' oversized ceiling fan & Velux automatic roof window
- Oversized bedroom on main level with custom wall of built ins, front and back balcony access
- Bedrooms three and four with curved lime-washed timber ceilings and Juliet balconies
- Modern main bathroom with bath, shower, new vanity and built in linen cupboard
- Landscaped outdoor oasis with covered rear deck, sand pit, rockery garden, wicking bed, herb garden, vine covered pergola, custom paving, flat grassed area and fruit trees
- Separate studio/office/guest accommodation with loft area overlooking manicured gardens
- Versatile mudroom/study/gym
- All windows and doors double glazed
- 7.77kw solar system with inverter
- Efficient under-floor ducted electric heating and cooling system
- Chemines-Philippe fireplace
- Floor, ceiling and wall insulation contributing to a favourable EER
- Triple tandem garage with built in laundry, metal storage shelves and skylights
- Curved driveway for additional off-street parking
- 2,700L water tank concealed under front balcony
- Wheelchair accessible pathway from front entry
- New guttering and roofing, upgraded verandah & balcony

Land size: 676m² (approx.)

Living size: 224m² living + 58m² garage (approx.)

Land value: \$593,000 (2025)

Rates: \$3,351 p.a (approx.)

Land tax: \$6,292 p.a (approx.)

Construction: Ex-Gov residence,

EER: 4.0 stars



MORE DETAILS

Property ID JPTH5W
Property Type House
Land Area 676 m2
EER 4

Jane Macken 0408 662 119

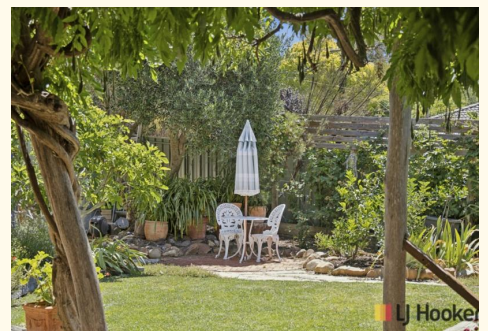
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

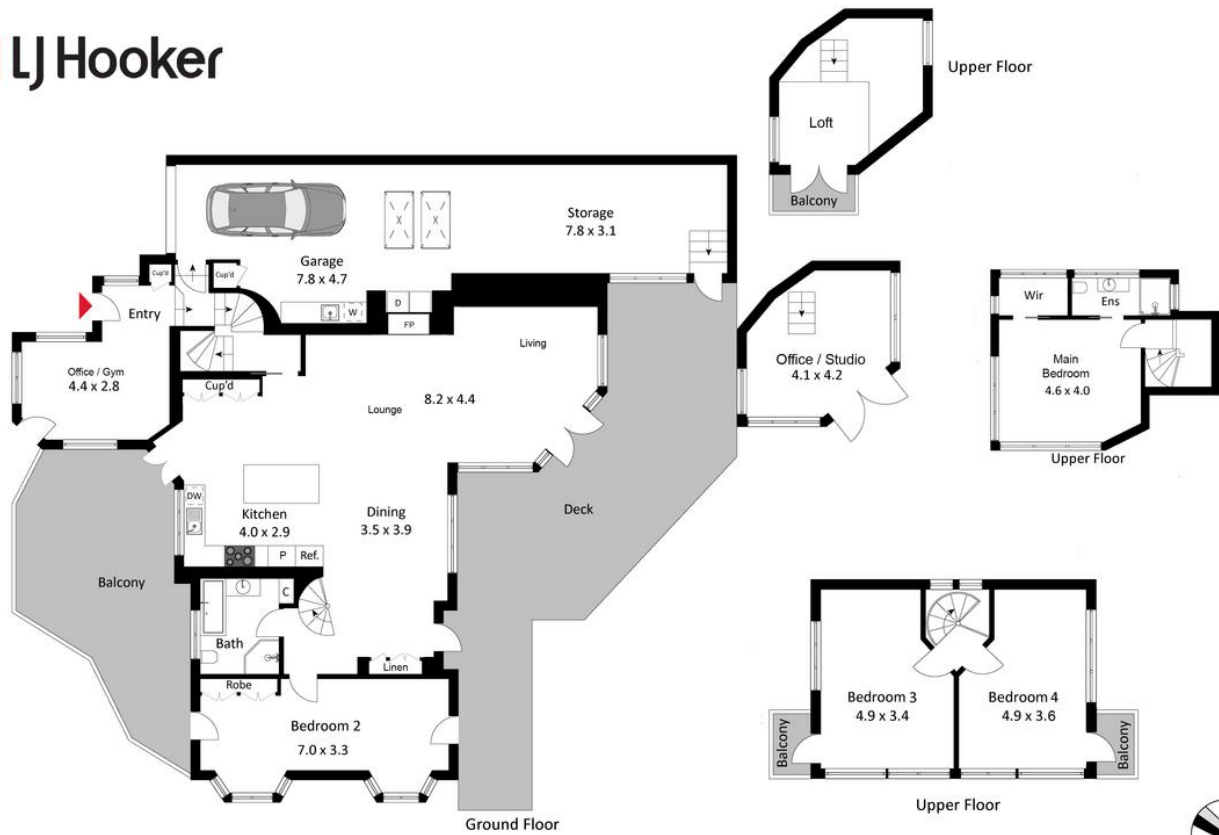
Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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