







221 Two Sticks Road, Stromlo

Architectural Mud Brick Masterpiece with Sustainable Design

This needs to be seen, to be believed.

Note: The Address is 221 Two Sticks Road COREE ACT 2611

The ACTs best kept secret, crafted to harmonise with its natural surroundings, 221 Two Sticks Road Coree presents a thoughtful, 100% off-grid escape less than 40 minutes from Canberras CBD. Winner of two Master Builder national environment & energy efficiency awards, this mudbrick masterpiece nestled in the Sherwood Reserve is positioned to embrace stunning northerly views towards Canberra and rolling hills surrounding, with picturesque bushland aspects from every other window.

Simply breathtaking, this home is more than its unique, rustic appearance which blends harmoniously with its natural environment. Mudbrick homes are popular for their thermal mass, durability and low environmental impact, perfectly regulating temperature and acoustic insulation.

4 3 2

FOR SALE
$2,999,000+

VIEW
Thu 22nd Oct @ 4:45PM - 5:15PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Nestled within picturesque bushland, quiet tree-lined and well-maintained roads paint the picture of the privacy and serenity on offer. Immediately welcoming with a spectacular union of rich character and contemporary comfort, the home itself exudes warmth through a natural palate of high ceilings, skylights and exposed timber all bathed in natural light from large expanses of glass showcasing the picturesque surrounds.

A design focused on open plan entertaining, synonymous with the Australian lifestyle and embracing the northerly views, the lower level offers the bespoke kitchen, surrounded by space to live, dine or entertaining. Glass French doors seamlessly open wide to a large deck, overlooking a fenced grassed area, an ideal secure area for pets. Three spacious bedrooms, main bathroom plus two-way bathroom/laundry acting as an ensuite to one of the bedrooms are also located on this level.

The second level houses the spectacular master accommodation. Exceptionally spacious and light filled via voids, the bedroom includes dual French doors, opening out to a private patio, bringing the same spectacular northerly views in, plus dual robes/dressing rooms and storage rooms. Twin bridges framed in timber and glass guide you to an ensuite that will take your breath away. Imagine a relaxing walk in shower, or a soak in a freestanding stone feature bath, overlooking vast bushland without a neighbour in sight.

Upstairs, an additional private living room/office or library feels like a warm embrace, with a private patio and spiral staircase leading you to the rooftop viewing platform, where the expansive, almost never ending views can be best appreciated.

100% off-the-grid, thoughtful sustainability features include a 10,000L water tank, power system with solar panels, automated inverter and backup gas generator, BioCycle septic system plus 3G phone reception.

Stretching to the NSW border, approx. 2/3 of the land has been cleared, the rest a forest waiting to be explored, rich in natural history including 4 dams plus resident wildlife such as wombats, echidnas, wallabies and local birdlife.

For those seeking a rural escape, a home away from home, eco-friendly living, or simply a future proof purchase and a home designed for ease of living, this is a home that truly must be seen to be believed.

Features:
- 100% off the grid, sustainable mud brick home
- 247.04 hectares / 610.4 acres across 3 titles
- Winner of two Master Builder national environment & energy efficiency awards
- North facing with views across Canberra and surrounding bushland
- Master bedroom with private balcony embracing northerly views plus R/C heating and cooling unit, two walk in robes/dressing rooms and store rooms
- Spectacular ensuite with walk in shower, stone feature freestanding bath, WC, bidet, vanity and storage with views
- Kitchen with walk in pantry, 900mm gas cooktop and oven, Miele dishwasher, stone benchtops and incredible storage
- Upstairs library/office
- Three additional bedrooms on the lower level, one with ensuite bathroom/laundry
- Main bath on lower level with separate WC
- Spacious entertainers deck with fenced grassed area
- 100,000L water tank, power system with solar panels, automated

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inverter and backup gas generator, BioCycle septic system plus 4G phone reception.
- Timber fireplace, hydronic heating throughout (never used, may require maintenance)
- Storage room
- 4 dams

Living Size: 308.5m2 Living + 39m2 Garage + 20m2 Store (under ensuite)
Land Size: 247.04 hectares / 610.4 acres across 3 titles
Unimproved Value: $1,900,000 (2025) Block 9 ONLY
Rates: $1,706.40 p.a (approx.)
Land Tax: $0.00 p.a (approx.) (exempt from paying being rural)
Construction: 2001
EER: 4.0 Stars

Block 9 Section 0:
Size: 87.02 ha
Zoning: NUZ5 MOUNTAINS AND BUSHLANDS
Land value: $1,900,000

Block 89 Section 0:
Size: 62.24 ha
Zoning: NUZ5 MOUNTAINS AND BUSHLANDS & NUZ2 RURAL

Block 90 Section 0:
Size: 97.8 ha
Zoning: NUZ5 MOUNTAINS AND BUSHLANDS & NUZ2 RURAL

Please refer to ACTmapi for further information:
https://www.actmapi.act.gov.au/
Note: Legislation does not require a marketing contract to be collated prior to marketing, it is currently being finalised and will be available soon

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



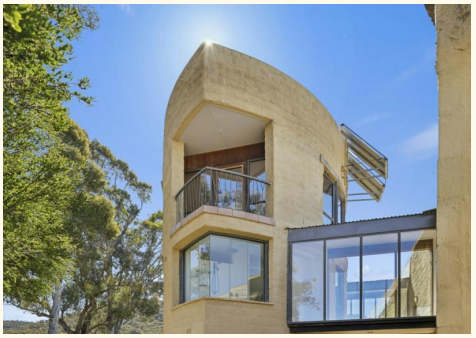
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MORE DETAILS

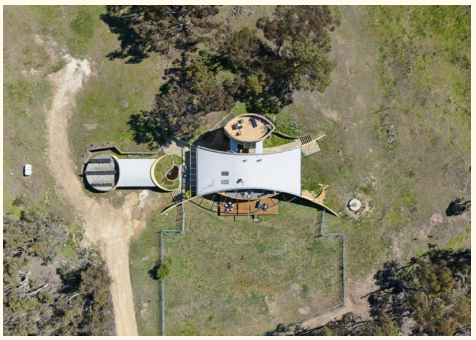
Property ID	JKDH5W
Property Type	AcreageSemi-rural
House Size	367 m2
Land Area	2470400 m2
EER	4

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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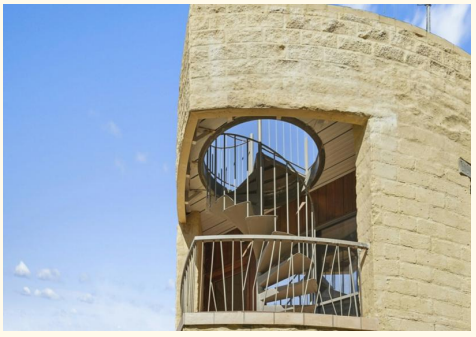
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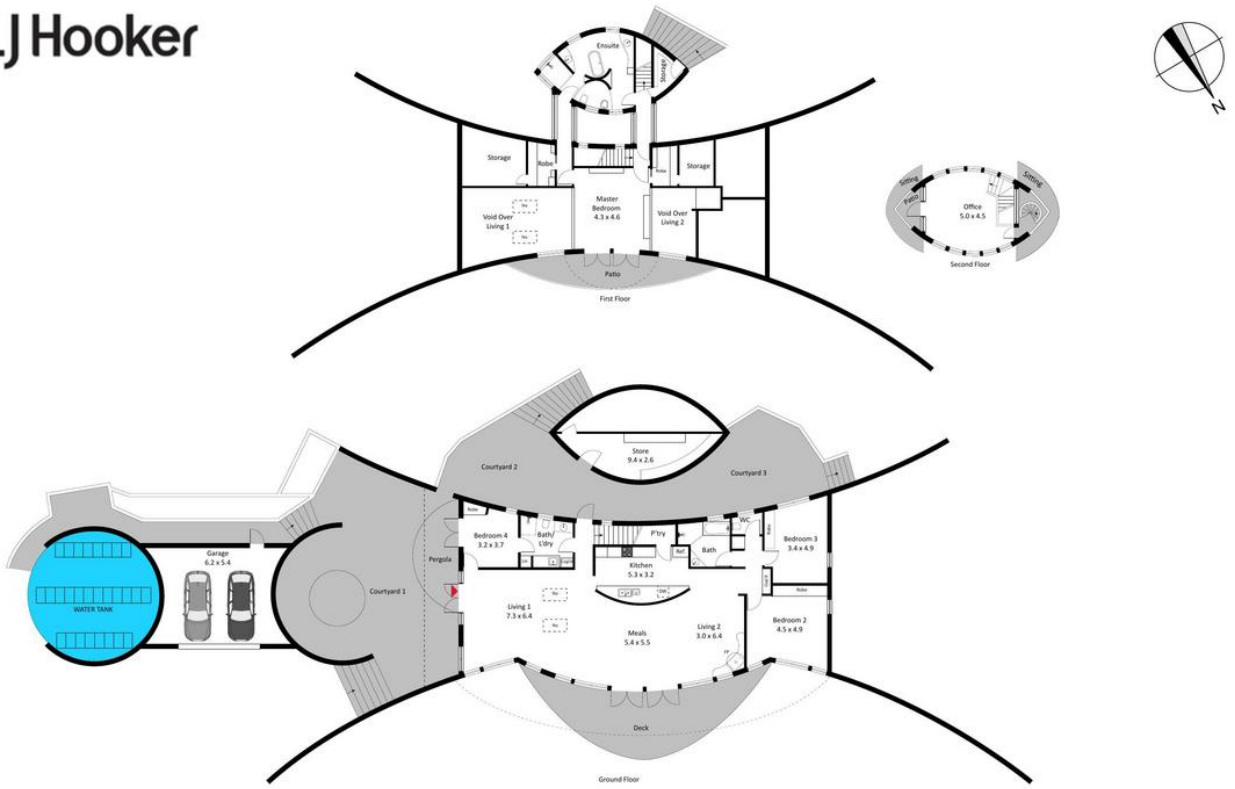








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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