

THE AGENCY



*Signature Homes Edit:
Edition 6*



23-25 Regent Street, Maitland, NSW



Main Character Energy.

There's a reason we talk about homes having "character." It's not just about age or architecture - it's about stage presence. The way a space makes you feel the moment you arrive. Memorable... and a little unexpected.

Some homes speak softly. Some, like these, shout from the rooftops.

They are expressive. Confident. Designed with intention and individuality. From sculptural staircases to glass-wrapped riverfront pavilions, forest retreats to landmark estates - these are homes that don't blend in. They stand out for all the right reasons.

This month's edit is for those who want more than a side quest. They want the full, glorious story.

We are bringing the main character energy. Let's explore.

89 Balfour Road, Bellevue Hill, NSW

Property Partners: Steven Chen & Yioti Apostol

*This Bellevue Hill residence carries
its confidence effortlessly.*

Set across substantial proportions, the home is defined by craftsmanship at every turn. Handmade parquet floors ground the interiors in tradition, while a sweeping elliptical staircase rises through the centre like a sculptural statement - both architectural feature and focal point. Natural light floods each space, amplifying the scale while softening the detail.







Upstairs, the master suite captures a rare elevated outlook, with glistening harbour views stretching from Point Piper to Manly. It's a private vantage point, both removed and serene.

Beyond the interiors, character reveals itself in the way the home lives and breathes. Expansive reception rooms designed for gathering. A temperature-controlled wine cellar for collectors. Landscaped gardens and a pool that feel hidden from the world. Even a private lift, seamlessly connecting levels without interrupting the flow.



This is a home with presence, timeless, grande and unmistakably individual in equal measure.

8 Latrobe Street Yokine, WA

Property Partner: Jason Jowett

This is a home that gives a nod to an era gone by, while being simultaneously gloriously modern. A mid-century vibe imbues its contours and textures, yet the full package feels very much contemporary.

Set directly against the open expanse of Yokine Reserve, the home leans into its surroundings with ease. A private rear gate extends the garden into parkland, creating a sense of space that feels far beyond its boundaries. Inside, soaring angled ceilings, skylights and warm timber textures shape an interior that feels both architectural and very liveable.







The layout balances flexibility with flow.

Multiple living zones connect seamlessly to an alfresco terrace framed by leafy canopy, while bedrooms and workspaces are thoughtfully positioned for both retreat and productivity. A central kitchen anchors daily life, while beneath the home, a wine cellar and expansive multipurpose space add another layer of personality.



Secure, secluded and effortlessly connected to both nature and the city, this is a home with a strong sense of self, both character-filled and quietly confident in unison.

279 John Lees Drive, Dilston, TAS

Property Partner: Jack Ryan

River Rocks

Some homes stand out for their design. Others are shaped by landscape. At River Rocks, the two are inseparable.

Positioned on absolute Tamar River frontage, this architecturally significant residence unfolds as a series of glass-lined spaces that dissolve the boundary between inside and out. Designed by David Luck, the home is a study in restraint and intention - steel, stone and expansive glazing working together to frame 270-degree river views that are never out of sight.

Three-metre-high windows draw the landscape into every room, while breezeways and courtyards create natural rhythm, light and airflow throughout. The kitchen sits sunken within the living zone, making it subtle, social and truly connected to its surroundings.







Sustainability is embedded: a living grass roof, passive solar orientation and natural ventilation ensure the home responds intuitively to the seasons. Even the warmth of the Cheminée Philippe fireplace feels considered, both elemental and grounding. Set across 1.2 hectares with stone terraces and a plunge pool, River Rocks is a magnificent fusion of architecture and nature.







42 Ashton Street Margaret River, WA

Property Partner: Tim Beeson

This is the kind of home you don't quite expect to find - and never forget once you have.

Tucked within a private forest just moments from the heart of Margaret River, this bespoke residence unfolds as a series of interconnected hexagonal pods - an architectural choice that immediately sets it apart. The design feels organic, almost instinctive, with each space revealing itself gradually, connected yet distinct.





Natural materials define the experience: timber, stone and glass working in harmony with the surrounding landscape. At the centre, a split-level living pod anchors the home - elevated kitchen and dining above, a sunken lounge below, warmed by a wood fire and framed by greenery.



Beyond the main residence, a separate studio offers flexibility - for guests, creative pursuits or income - while outside, the lifestyle continues. A resort-style pool, cabana and expansive entertaining deck sit lightly within the landscape, surrounded by native flora and established fruit trees.

Just two kilometres from town, yet entirely immersed in nature, this is Margaret River living at its most authentic. It's creative yet quietly grounded... and quite extraordinary.



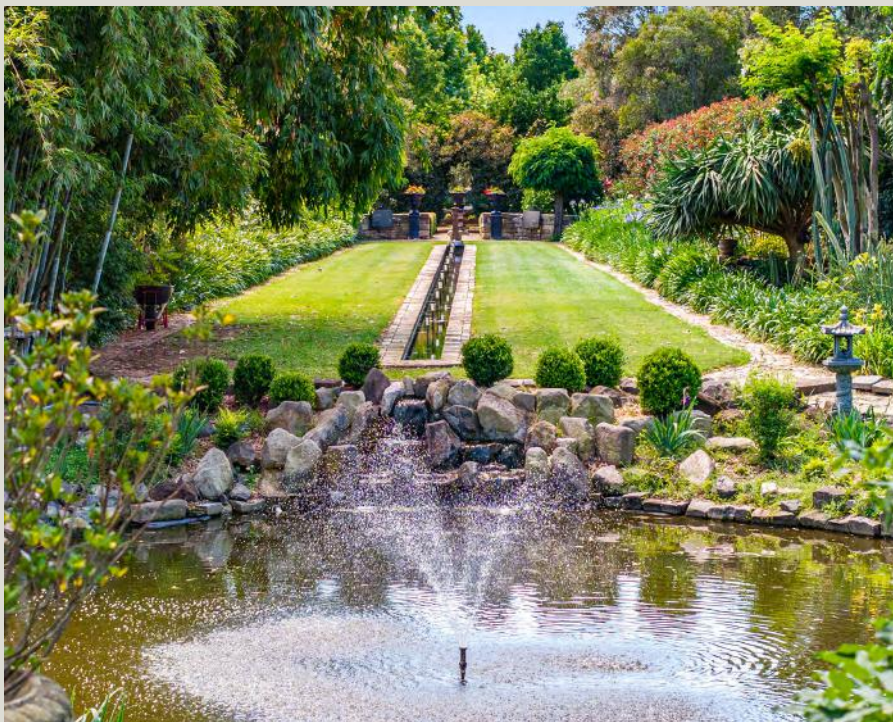
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Property Partners: Charlie Lund & Tori Lund

Regents Park Mansion

Most homes tell a story. Few hold an entire chapter in time like Regents Park Mansion.

Set across five acres of meticulously curated gardens, this Georgian estate carries a sense of history that is both tangible and theatrical. From the moment you pass through the gates, the scale reveals itself - grand entry halls, domed ceilings, antique chandeliers and cedar doors setting the tone for what unfolds within.







The character here lies in the layering. A historic library lined with books sourced from former Prime Ministers' offices. A drawing room of such proportion it invites a grand piano. A conservatory crowned with glass and twin staircases, creating a dramatic architectural centrepiece that connects the home across levels.

Yet for all its grandeur, the home remains deeply liveable. Formal dining for occasion, casual spaces for every day. A chef's kitchen designed for use, not just admiration. Guest suites, a cottage, a studio - each adding another dimension to how the property can be experienced.



Outside, the grounds read like a series of curated scenes - English gardens, an oriental garden with lotus pond and bridge, open parkland and a citrus orchard. Each one distinct and deliberate.

This is a home that has stood the test of time.



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The Final Act.

Character cannot be replicated. It isn't built from a checklist of finishes or features. It's found in the details you didn't expect, the spaces that make you feel something, and the way a home stays with you long after you've left.

These properties don't follow the script. They set the tone.

They are bold, expressive and impossible to overlook.

They bring a most impeccable performance.

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