



**46 Richard Rd, Scotland Island**



## Waterfront Views without the price

An immaculate family home, one to walk in, enjoy, spend nothing and feel like you're on holidays everyday.

On a large 746sqm block with two street frontages this home is perfectly located for the water views and convenience to public wharves, beach and Church Point.

This impeccably presented timber two storey home is spacious and has the perfect blend of indoor and outdoor living. Upstairs comprising of three bedrooms and two bathrooms. The main has a large ensuite and a private jubilee balcony with a spectacular water outlook. All bedrooms have reverse cycle air conditioning, new carpet and built-in robes.

The open plan lower level flows through French doors onto an expansive Pittwater facing entertaining deck. A large fourth bedroom and full bathroom make an ideal teenager retreat or a perfect home office with its own entrance.

A stylish solid timber kitchen with a central granite bench is complete with gas hotplates and double drawer dishwasher.

4 3

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	217
<b>Land Area</b>	0 m2

### Agent Details

Melanie Marshall - 0415 440 662

### Office Details

PMC Hill Real Estate  
02 9999 4902



The comfortable lounge enjoys the natural sunlight through a ceiling of glass and French doors opening to a view of spotted gums.

A fully landscaped garden with a sandstone pathway and complete with a designer cubby house.

An option to have the full package with a commuter boat and scooter make this an ideal family home to enjoy the relaxed and unique lifestyle.

4 bedrooms

Fully landscaped

Water Views

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