



99 Richard Rd, Scotland Island



## Absolute Deep Waterfront

This iconic Pittwater home has the wow factor location on the edge of the glistening waters and boasts 270 degree views and unbelievable sunsets.

This home in a never to be repeated location is built with superb quality and craftsmanship is located on approximately 1000sqm block of landscaped gardens and incorporates amazing natural stone boulders into the design of the rear deck.

Features include polished timber floors, air-conditioning and a slow combustion fire place. Large sliding windows and doors that fold open enhance the stunning location and views. A wrap around boardwalk and a spacious outside entertaining deck add to its charm and space.

The open plan lounge/dining room has high timber cathedral ceilings and a central picture window which is perfect to watch the yachts sail past from. The stylish kitchen has a double width oven, dishwasher, breakfast bar, pantry and is complete with a wine cellar.

The master bedroom has doors that open to the outstanding panoramic outlook. The elevated and spacious second bedroom has a large walk in robe and also enjoys the expansive vista.

A separate and spacious studio is fully self contained and includes a full

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<b>Price</b>	\$2,950,000
<b>Property Type</b>	Residential
<b>Property ID</b>	484
<b>Land Area</b>	1,000 m <sup>2</sup>

### Agent Details

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bathroom, kitchenette, storage or bunk room and a deck which has views through the spotted gums to the water.

The waterfront facilities include a deep water jetty capable of mooring a large boat, a sunbaking/reading landing and a floating pontoon.

The home is magnificent in both design and appeal with a never to be repeated location.

This home, famed by Susan Duncan's novel Salvation Creek, is a property that should not miss an inspection for the opportunity to secure this unique and privileged location with an incredible unsurpassed lifestyle.

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