



**75 Richard Rd, Scotland Island**



## Waterfront Wonder - Immaculate home on the water's edge

Watch the sunset over the water and enjoy summer swims from your very own sandy beach. This truly unique property offers an enviable lifestyle, where you can step from your door almost directly into the water.

Spread over four stunning tiers, this home has been designed to capture light, views and breeze from every level.

The lower level is perfect as a second lounge or family room and opens seamlessly through wide doors to a spacious veranda, perfect to swing a hammock, entertain or relax. An Italian style covered alcove invites long afternoons with cocktails in hand surrounded by panoramic water views.

The second level is open plan living at its best, featuring a modern kitchen, combustion fireplace and a jubilee balcony that frames the spectacular outlook.

A laundry and a third toilet are conveniently accessible from both the beach and inside the home.

The upper two levels are two spacious bedrooms both with built-ins and

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**Price** Price guide -  
\$2,500,000

**Property Type** Residential

**Property ID** 523

### Agent Details

### Office Details

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**PMC Hill** Real Estate

breathtaking views. The main has direct access to a spa and a private sitting area.

The stylish modern bathroom and generous storage complete the third level.

The top level also offers a third bedroom or office , complete with its own bathroom and private deck providing a peaceful retreat or flexible workspace.

Additional features include a separate self-contained studio with power, water and a balcony capturing incredible views. Ideal as a creative space or guest accommodation.

A fully fenced yard with lush green grass is perfect for children to play or for pets. There is also a shed or workshop in this area.

With its own private jetty and pontoon this home is ideal for boating enthusiasts while the sandy beach provides an ideal swimming area.

The property offers a rare connection to the water combining tranquillity and an unbeatable location and is only 100 metres to the most convenient ferry wharf.

Whether a full time residence or a perfect weekender, this waterfront haven invites you to slow down and enjoy life by the water.

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