



## 135 Florence Tce, Scotland Island



### Double Frontage Waterfront Retreat

**28 Metres of Waterfrontage on a 1100m<sup>2</sup> block. Peaceful. Privacy. Deep-Water Jetty & Pontoon. Boatshed**

Embrace the serenity of waterfront living with this two storey timber home set on a rare 1100m<sup>2</sup> block offering 28 metres of pristine double frontage.

Private, peaceful and surrounded by stunning water views, this property exudes charm and natural warmth.

The lower level serves as a parents' retreat, featuring a spacious bedroom with a private sitting room framed by wrap-around windows that capture breathtaking views. A large walk-in wardrobe and bathroom complete this tranquil space.

A large combustion fire features in the lounge and terracotta tiles flow throughout the open plan lounge, dining and kitchen. Windows for the views and doors that open to a large covered deck, the perfect place to relax and watch the sailboats glide past toward Newport.

The kitchen is both functional and inviting, with a large pantry and double oven, ideal for family living or entertaining guests.

4 2 1,100m<sup>2</sup>

#### Price

Range \$2,950,000 —  
\$3,190,000

#### Property Type

Residential

#### Property ID

524

**Land Area** 1,100 m<sup>2</sup>

#### Agent Details

Melanie Marshall - 0415 440 662

#### Office Details

PMC Hill Real Estate  
02 9999 4902



Upstairs, a mezzanine home office and second lounge offer flexible living options. A spacious bedroom, large enough to be converted into two along with a separate suite featuring a second bathroom, kitchenette and private deck completes the upper level, providing versatility for extended family or guests.

Additional features include a sauna, closed vegetable garden, under house storage and workshop. Established and fully fenced gardens offers both privacy and beauty.

At the water's edge, a large boatshed with a mezzanine level provides ample storage and recreation space, flanked by sandstone entertaining areas on either side.

The deep water jetty and pontoon offer mooring for a large boat or yacht, making this property a true paradise for boating enthusiasts.

This unique home combines warmth, character and an unbeatable waterfront lifestyle - a rare opportunity not to be missed.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.