







98 Richard Road, Scotland Island

Elevated Pittwater Views, Exceptional Privacy & Island Living

Positioned to capture a prized north-west aspect, this spacious, light-filled three-bedroom, two-bathroom home enjoys sweeping 180-degree filtered views across Pittwater to Ku-ring-gai Chase National Park, framed beautifully by the surrounding trees and spectacular year-round sunsets.

With no home directly in front and none immediately alongside, there is a wonderful feeling of openness and seclusion. Set beside a tranquil bushland reserve connecting through to Elizabeth Park, the property feels immersed in nature, with birdsong, native bush and Pittwater providing an ever-changing backdrop.

At the heart of the home is a generous open-plan living and dining area with a slow-combustion fireplace. Large doors open onto a full-length covered hardwood balcony, creating an effortless indoor-outdoor entertaining space where you can relax, dine and take in the views.

The oversized main bedroom opens directly onto a second full-length balcony, while the generous second bedroom and lower-level guest suite with ensuite and walk-in robe provide excellent flexibility for families, visitors, a home office or potential short-term

3 2 0

FOR SALE
Guide $1.3m Best Value on the Beaches

VIEW
By Appointment

AGENTS

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AGENCY

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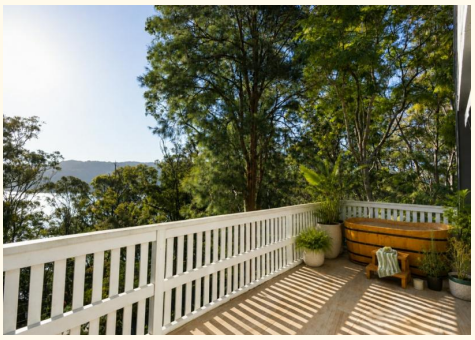
accommodation.
The Scotland Island lifestyle
Scotland Island offers a rare combination of Pittwater waterfront living, bushland tranquillity and a welcoming village-style community, yet remains surprisingly accessible to the mainland. Leave the car behind and enjoy a lifestyle where ferries and boats replace traffic, children explore beaches and reserves, and neighbours become part of a genuine island community.
For commuters, the regular ferry service connects the island with Church Point, with onward access to Mona Vale, Warriewood, Narrabeen and the wider Northern Beaches. Cargo and commuter wharves at Church Point make groceries, deliveries and everyday island living straightforward.
Bell Wharf is approximately 300 metres away, with sandy beaches, reserves and Pittwater all just moments from home.
Features

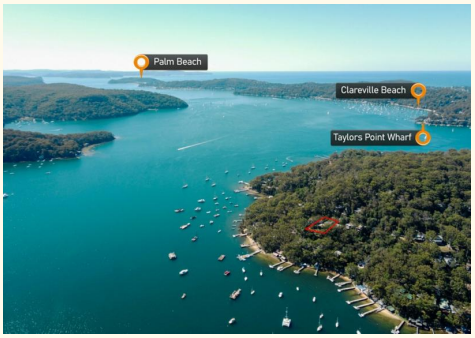
- Sweeping 180-degree filtered Pittwater and National Park views
- Prized north-west aspect with spectacular sunsets
- Exceptional privacy with no home directly in front or immediately alongside
- Adjoining bushland reserve with connection to Elizabeth Park
- Three spacious bedrooms and two bathrooms
- Flexible lower-level guest suite with ensuite and walk-in robe
- Two full-length balconies
- Open-plan living with slow-combustion fireplace
- NBN fibre and air conditioning
- Excellent storage
- Driveway access with electric buggy
- Approx. 300m to Bell Wharf ferry
- Walk to beaches, reserves and Pittwater

A rare opportunity to enjoy space, privacy and an extraordinary natural outlook while becoming part of one of Pittwater's most distinctive waterfront communities.











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MORE DETAILS

Property ID	2WPSF6K
Property Type	House
Land Area	556 m2

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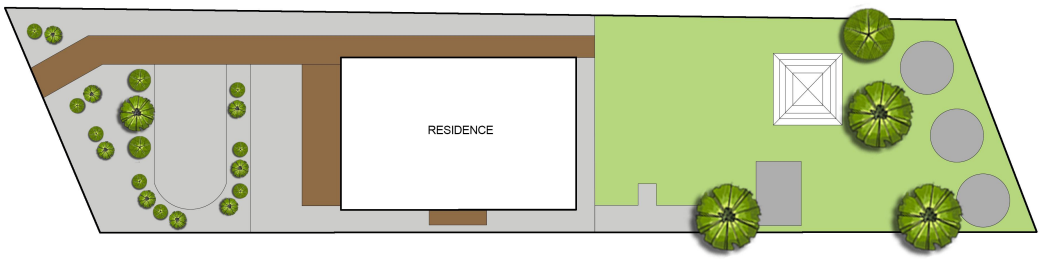
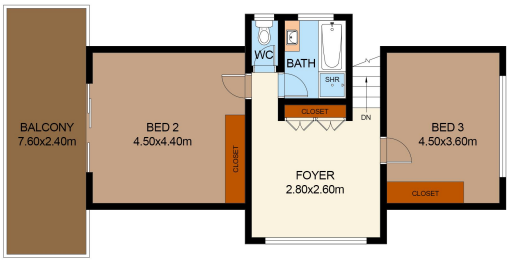


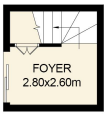
SITE PLAN



MIDDLE LEVEL



UPPER LEVEL



LOWER LEVEL

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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