

98 Richard Road, Scotland Island

## Pittwater Paradise

Please text 0438418833 to confirm attendance. Ferry timetable here <https://churchpointferryservice.com/ferry-timeable/>

Positioned to capture a prized north-west aspect, this light-filled three-bedroom, two-bathroom home enjoys uninterrupted elevated views across Pittwater to Ku-ring-gai Chase National Park, with breathtaking year-round sunsets.

Set alongside a tranquil bushland reserve connecting to Elizabeth Park, the home offers exceptional privacy and a rare sense of space. The open-plan living area, complete with slow-combustion fireplace, flows to a full-length covered hardwood balcony-perfect for entertaining against a stunning natural backdrop.

The oversized main bedroom opens to a second full-length balcony, while a generous second bedroom and a lower-level guest suite with ensuite and walk-in robe provide flexible family living or Airbnb potential.

Conveniently located just moments from Church Point, with easy access to commuter and cargo wharves, Bell Wharf ferry (300m), and sandy beaches below.

3 2 0

### FOR SALE

Pittwater Sanctuary

### VIEW

Sat 13th Jun @ 1:45PM - 2:15PM

### AGENTS

Juliet Wills  
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jwills@ljhmv.com.au

Lachlan Elder  
0418 224 180  
lelder@ljhmv.com.au

### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

Features include:

Panoramic Pittwater & National Park views  
Two full-length balconies  
NBN fibre, air conditioning, ample storage  
Driveway access with electric buggy  
Walk to ferry, beaches & reserves

A rare opportunity to secure an exceptional Scotland Island lifestyle.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

## MORE DETAILS

Property ID	2WPSF6K
Property Type	House
Land Area	556 m2

**Juliet Wills 0438 418 833**

Licensed Real Estate Agent | [jwills@ljhmv.com.au](mailto:jwills@ljhmv.com.au)

**Lachlan Elder 0418 224 180**

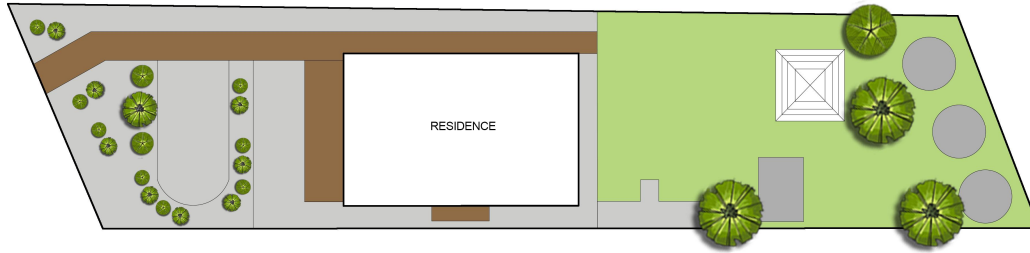
Principal, Licensed Real Estate Agent | [lelder@ljhmv.com.au](mailto:lelder@ljhmv.com.au)

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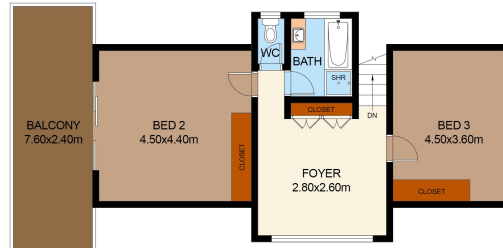




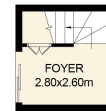
SITE PLAN



MIDDLE LEVEL



UPPER LEVEL



LOWER LEVEL

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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