







3 Florence Terrace, Scotland Island

# Waterfront Weekend Playground with more Privacy than Palm Beach without the price tag.

Rare North-Facing Wide Waterfrontage - Private Beach - Two Deep Water Berths

An exceptionally rare offering on Scotland Island, *Pitt Point Cottage* combines a premier north-facing waterfront position with boating infrastructure that is becoming increasingly difficult to secure.

Occupying the island's prized northern point, the property commands sweeping uninterrupted views across Pittwater to the iconic Barrenjoey Lighthouse, stretching from sunrise over Clareville to sunset across Lovett Bay.

With approximately 29 metres of direct waterfrontage, a private sandy beach and level waterfront lawn, this is the only north-facing island property to combine true beachfront access with a sun-drenched aspect. Deep waterfront land of this calibre is exceptionally scarce and increasingly difficult to acquire.

A standout feature is the property's two protected deep-water boat

3 2 0

**FOR SALE**
Guide $3.1m - Ideal Weekender Best Position

**VIEW**
By Appointment

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berths, sheltered by a substantial wave breaker. Opportunities to purchase a Scotland Island waterfront with multiple deep-water berths are extraordinarily limited, making this a compelling proposition for serious boating and waterfront lifestyle buyers.

At the water's edge sits a landmark sandstone and timber boathouse, one of the largest on the island. Spanning two levels and featuring a substantial sail loft, it provides versatile space for marine storage, workshop use or creative pursuits-a facility seldom found within a single waterfront holding.

The character-filled residence embraces its spectacular setting, with an expansive living and dining area framed by full-height glazing that brings the ever-changing Pittwater panorama indoors. The main bedroom enjoys similarly breathtaking water views, while a generous entertaining deck provides the perfect vantage point to enjoy northern sunshine, cooling sea breezes and the tranquil waterfront setting.

During winter, the property captures valuable northern sunlight while remaining remarkably protected from prevailing winds ranging from the south-east through to the south-west, creating a comfortable year-round waterfront environment.

In a tightly held market defined by scarcity, *Pitt Point Cottage* represents one of Scotland Island's most compelling waterfront offerings-a rare combination of northern aspect, deep-water facilities, private beach frontage and iconic Pittwater views.

Why Scotland Island?

Scotland Island offers a lifestyle unlike anywhere else in Sydney, combining secluded waterfront living with a vibrant and welcoming community. Accessible only by boat or ferry from Church Point, the island enjoys a unique car-free environment surrounded by the pristine waterways of Pittwater and the bushland of Ku-ring-gai Chase National Park.

Life here revolves around the water. Residents enjoy direct boating access, abundant wildlife, stunning natural scenery and a genuine village atmosphere that has become increasingly rare. Despite its peaceful and private setting, the island remains only minutes from mainland amenities, creating a lifestyle that feels wonderfully removed from the city while remaining highly convenient.

The combination of natural beauty, strong community spirit and limited waterfront holdings has made Scotland Island one of Sydney's most tightly held and sought-after waterfront enclaves.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 2WMYF6K |
| Property Type | House |
| Land Area | 716 m2 |

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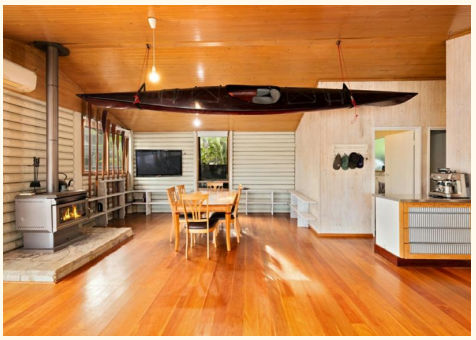





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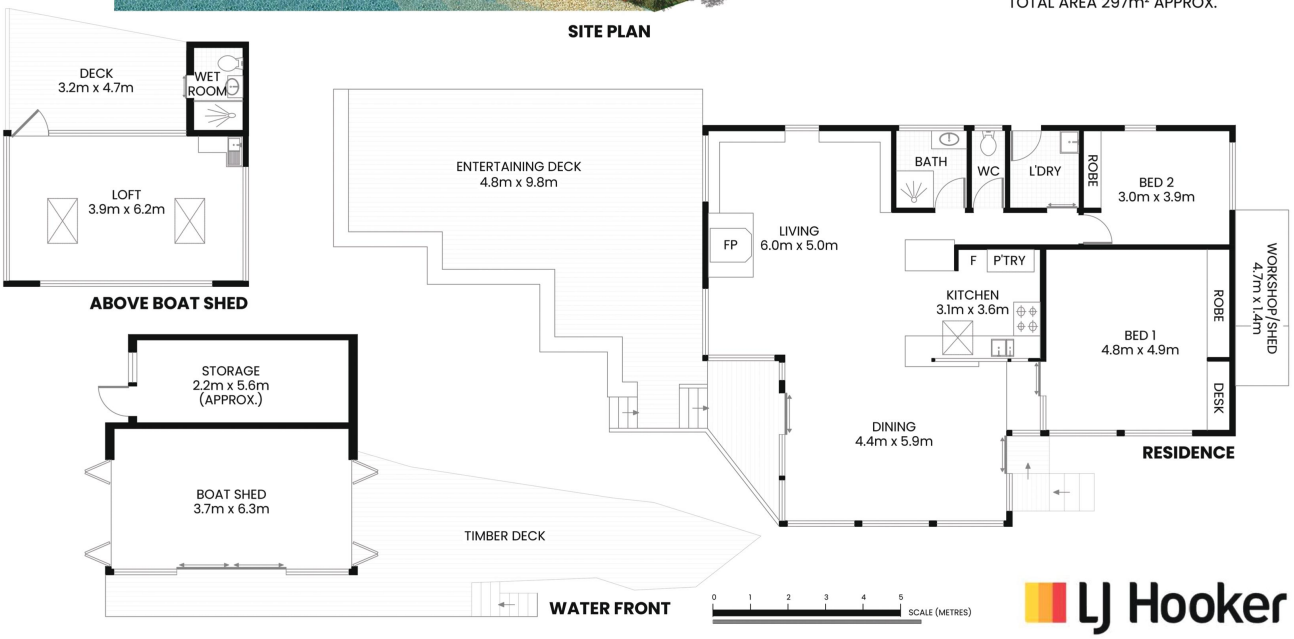
SITE PLAN

# Scotland Island
# 3 Florence Terrace

RESIDENCE AREA 121m² APPROX.
BOAT HOUSE AREA 64m² APPROX.
DECK AREA 112m² APPROX.
TOTAL AREA 297m² APPROX.




The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquirie. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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