



3 Florence Terrace, Scotland Island

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

'Pitt Point Cottage' is an exceptionally rare offering on Scotland Island, delivering a waterfront position and boating infrastructure that is increasingly scarce while being weather protected.

Set on the island's prized northern point, the property has sweeping uninterrupted views across Pittwater to the iconic Barrenjoey Lighthouse, extending from sunrise over Clareville to sunset over Lovett Bay.

With approximately 29 metres of direct waterfrontage and its own private sandy beach and 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 extremely rare and increasingly difficult to secure.

A standout and highly sought-after feature are your own two deep-water boat berths protected by a wave breaker. Opportunities to acquire a deep waterfront with more than one berth on Scotland Island are exceptionally limited, making this property a genuine rarity

3  2  0 

### FOR SALE

Prime Position on the Island

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

for boating and water lifestyle buyers. A shared jetty and slipway further enhance day to day access and convenience.

The jewel on this waterfront is a landmark sandstone and timber boathouse, of two stories -- one of the largest on the island. This boathouse offers a sail loft with unique and highly practical space for marine storage or creative use, rarely available in a single holding. The character-filled home has a large dining lounge zone with full height glass bringing Pittwater views inside. The main bedroom has similar full height views. Step out to a generous outdoor entertainment deck and enjoy the northern sun, cooling sea breezes and ever-changing water views.

During winter this property captures any available sun while providing full protection from adverse winds from south east through to south west.

In a tightly held island market defined by scarcity, 'Pitt Point Cottage' presents a truly rare north-facing deep waterfront opportunity.

#### Why Scotland Island?

What makes Scotland Island so unique and special is its rare combination of secluded, car-free waterfront living and a genuine village community, all set against the natural beauty of Ku-ring-gai Chase National Park. Life here is centred around the water, with residents arriving by boat or ferry from Church Point and enjoying a slower, more connected island lifestyle that feels a world away from the mainland, yet remains remarkably close to everyday amenities. The strong sense of community, pristine natural surroundings and direct access to Pittwater create an environment that is both peaceful and tightly held, making Scotland Island one of the most distinctive and sought-after waterfront enclaves in Sydney.

#### Disclaimer:

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#### MORE DETAILS

Property ID	2WMYF6K
Property Type	House
Land Area	716 m2

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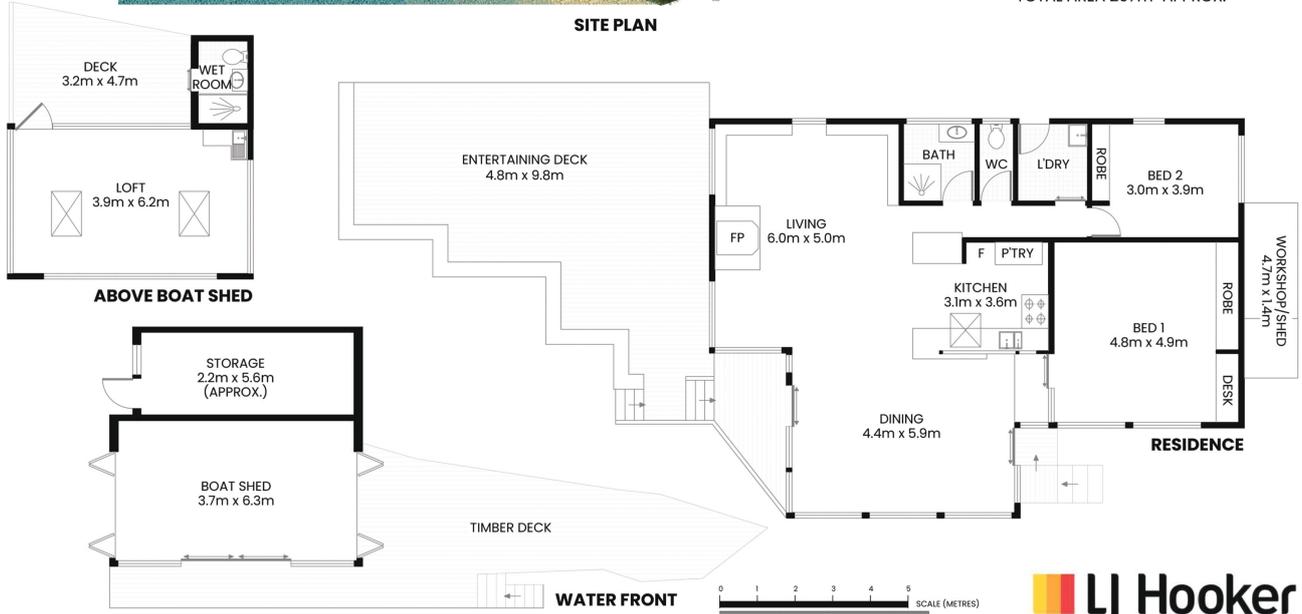




**SITE PLAN**

## Scotland Island 3 Florence Terrace

RESIDENCE AREA 121m<sup>2</sup> APPROX.  
BOAT HOUSE AREA 64m<sup>2</sup> APPROX.  
DECK AREA 112m<sup>2</sup> APPROX.  
TOTAL AREA 297m<sup>2</sup> 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 enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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