




63 Florence Terrace, Scotland Island

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## DOUBLE NORTH FACING PITTWATER WATERFRONT!

Once-in-a-Lifetime Pittwater waterfront opportunity! Positioned in one of the most tightly held and sought-after locations on Scotland Island, 63 Florence Terrace presents an extraordinary opportunity to secure two adjoining north-facing waterfront blocks in one of Pittwater's most breathtaking settings.

With spectacular panoramic views stretching across Pittwater to Kuring-gai Chase National Park, Lion Island and Palm Beach, this is an exceptional holding with enormous potential. The double block currently has a home sitting across both lots. The existing home is in disrepair.

Whether you dream of building an iconic waterfront retreat, creating two separate residences, or securing an irreplaceable long-term landholding, opportunities like this are rarely encountered.

Comprising two substantial waterfront parcels being sold together as one offering - Lot 7 (approximately 730sqm) and Lot 6 (approximately 610sqm) - the combined landholding creates an incredibly wide waterfront unusual anywhere in Sydney.

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

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 **LJ Hooker**

The current older home positioned across the two lots would require removal, thus allowing a purchaser to custom build a remarkable residence or to explore the potential to subdivide (STCA) and capitalise on two separate titles.

The licensed jetty located on one of the blocks and requires repair, but can be made safe and serviceable, offering a superb boating lifestyle in one of Pittwater's premier deep-water positions.

Waterfront land in Sydney is scarce - two large side-by-side waterfront blocks with a sunlit north facing aspect and in a blue-ribbon position are virtually unheard of.

Lifestyle in this boat-only access community is second to none. Swim, kayak, sail or explore the surrounding waterways and national parks, while remaining just over an hour from the Sydney CBD. With nearby yacht clubs, beaches, nature trails and a vibrant boating community, this property offers escape without sacrificing accessibility.

### ### Features

- Two adjoining waterfront blocks sold in one line
- Lot 7 approximately 730sqm
- Lot 6 approximately 610sqm
- Exceptional north-facing aspect
- Sweeping views to Ku-ring-gai National Park, Lion Island and Palm Beach
- Existing licensed jetty (requires repair)
- Existing dwelling spanning both lots to be removed
- Potential subdivision opportunity (STCA)
- Wide waterfront position in one of Scotland Island's best locations
- Rare opportunity to create a landmark Pittwater waterfront estate
- NB Scotland has no road access from the mainland but is serviced by ferry and water taxi.

Extremely rare. Exceptionally positioned. An opportunity that will not come again.

### Disclaimer:

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### MORE DETAILS

Property ID	2WS8F6K
Property Type	House
Land Area	1340 m2

### Juliet Wills 0438 418 833

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