



Scotland Island, 71 Florence Terrace

Absolute Waterfront. Pittwater At Its Finest

There is something incredibly special about life on the Northern Beaches and in particular the breathtaking waterways of Pittwater.

For your consideration is this gorgeous waterfront home.

- * At the sparkling water's edge is an expansive sun-drenched terrace adjoining level lawn and a multi-use boat shed
- * Your own jetty for easy access to your boat of choice
- * Mesmerising ever changing vistas and breathtaking sun and moon rises
- * Magnificent 180-degree Pittwater views that take in tranquil Morning Bay, Bayview and picturesque Ku-ring-gai National Park
- * Rare north easterly vistas of landmark; Barrenjoey Lighthouse
- * The well-conceived floor plan and stunning design features a detailed renovation by sought after local builder Ryan Stidwell



For Sale
UNDER OFFER

View
ljhooker.com.au/2V6CF6K

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LJ Hooker Mona Vale
(02) 9979 8000

Disclaimer: 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.

* The two upper bedrooms and connecting bathroom can be effectively isolated from the rest of the house - ideal for a family with children so everyone has their own privacy and space.

- * Timber lined cathedral ceilings are both striking and functional
- * Water views and all-day sunshine are optimised by the clever design
- * Easy care native gardens complement the natural environment
- * Striking Sydney blue gum flooring and joinery
- * Stunning stone fireplace with built-in Saxon woodstove
- * Exceptional flow-through ventilation plus reverse cycle air-conditioning
- * Stay connected with NBN fibre to house

Don't dream any longer... make living on the water a reality. Call Lachlan Elder on 0418 224 180 to arrange to be taken to paradise by our private boat.

Just 5 minutes by boat from Bayview a new kingdom awaits.

Disclaimer:

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More About this Property

Property ID	2V6CF6K
Property Type	House
Land Area	709 m2
Including	Ensuite

Lachlan Elder 0418 224 180

Principal, Licensed Real Estate Agent | lelder@ljhmv.com.au

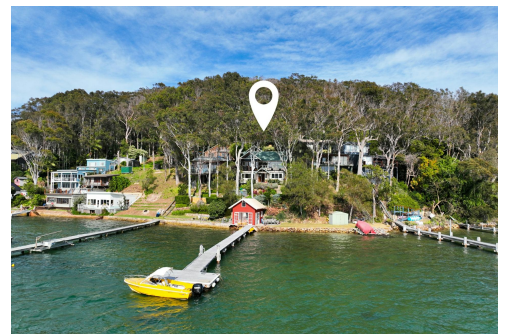
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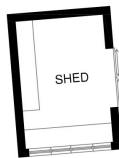
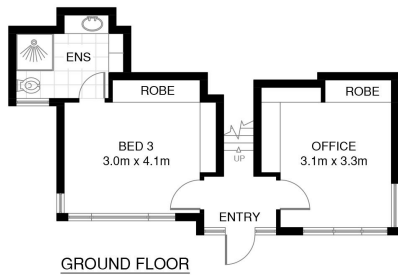
3/18 Bungan Street, MONA VALE NSW 2103

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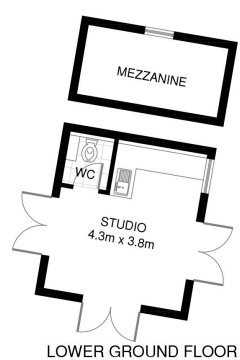


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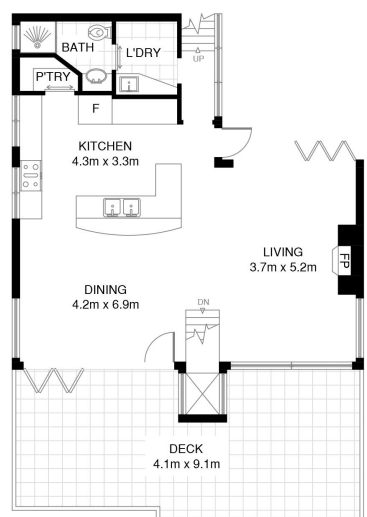
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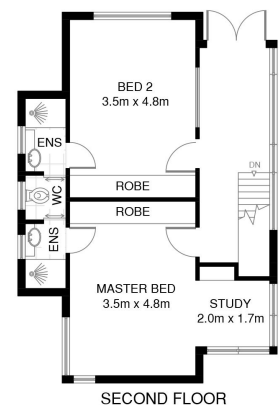
SITE PLAN



LOWER GROUND FLOOR



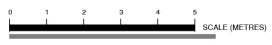
FIRST FLOOR



SECOND FLOOR

SCOTLAND ISLAND
71 FLORENCE TERRACE

*INTERNAL FLOOR AREA APPROX 161m²
*BALCONY & ALFRESCO DECK FLOOR AREA APPROX 34m²
*TOTAL FLOOR AREA APPROX 195m²



*PLANS SHOWN ONLY INDICATIVE OF LAYOUT, DIMENSIONS ARE APPROXIMATE.
Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



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