



## Scotland Island, 93 Florence Terrace

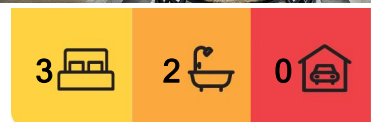
### Songlines

Sunrise sings with the sound of birds and the water quietly lapping against the sandy beach that meets and greets this expansive boutique styled property. The dream of an artist and builder, this meticulously built east-facing family home or weekender was conceived with a vision to create a new build in 2016 that reminds us of yesteryear. With a sense of easy elegance, the property captures an element of whimsy and nostalgia with the house inviting in as much light, air and scenery as possible. Designed to take in a feast of views, water activity and sea life of the Pittwater, with considered placement of windows, decks and terraces, this truly unique home has a 180-degree expanse from boatlined Bayview and Newport to the peninsula of Palm Beach and beyond.

"Songlines", the Aboriginal namesake given to this waterfront home, meaning to link important sites and locations, has a feeling of being worlds away from the hurry and hustle of the mainland. However, so close by boat lies the cove of Clareville; paddle to Palmy or tie up in Taylors Point and enjoy the local villages and beaches just across the water.



**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.



**For Sale**  
\$3,600,000 - \$3,800,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Mona Vale**  
**(02) 9979 8000**

Beauty abounds in this verdant three bedroom, two bathroom property with boathouse and private deep water jetty. Set over two and a half levels, the home's interiors feature shiplap wall cladding, coach lights, integrated rope highlights, leadlight windows and panelled ceilings, incorporating as many recycled elements with sustainability in mind. With two level lawned terraces inspired by Norman Lindsay's gardens in the Blue Mountains. It beholds the original bushland setting with the integration of natives and exotic plants such as spotted gum, blueberry ash, Burrawang palms, tree fern, bird's nest and maiden hair fern, recreating those remnant pockets of coastal rainforest that are found along the East Coast.

Scotland Island is a thriving, vibrant and welcoming community. Accessed by water only, the island is a refuge for natural forests, bushland reserves and native animals. Enjoy the gentle pace from your private slice of paradise, with plentiful animal life such as fairy penguins, ospreys, herons, owls and dolphins that frequent these shores.

#### Additional features

- Plenty of storage throughout
- Efficient hydronic heating system and cooker
- Bedrooms and living areas with ceiling fans
- Goods inclinator from the beach to the property for heavier loads
- New sewer system, 55,000L water tanks
- Boathouse with loft for storage
- Stone groyne and deepwater jetty
- Private sandy beach
- Perfectly suited as a family home or weekender, or investment opportunity as a holiday rental property
- Access by public ferry from Church Point (runs frequently), water taxi or private boat
- A few minutes by boat to Pasadena Restaurant, The Waterfront Cafe & General Store, public transport and local shops

#### Disclaimer:

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## More About this Property

<b>Property ID</b>	2VWHF6K
<b>Property Type</b>	House
<b>House Size</b>	150 m <sup>2</sup>
<b>Land Area</b>	938 m <sup>2</sup>

**Juliet Wills 0438 418 833**

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

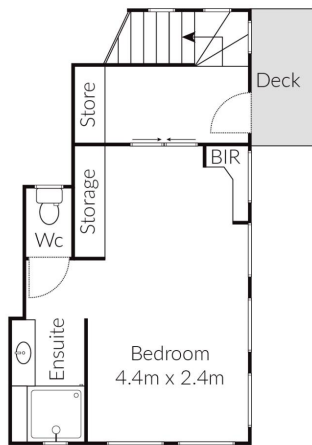
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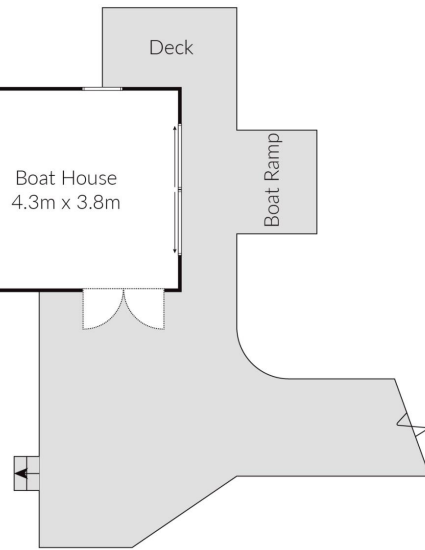
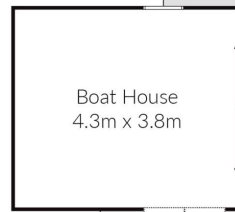
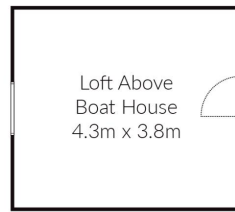


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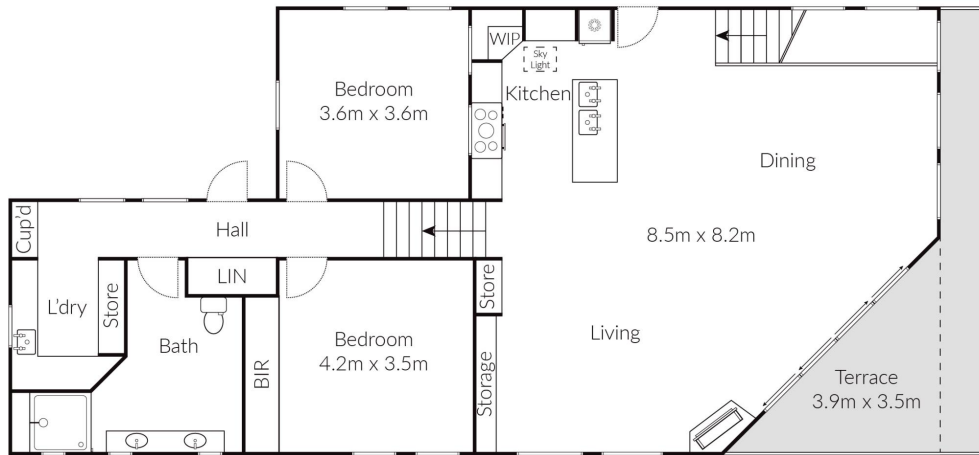
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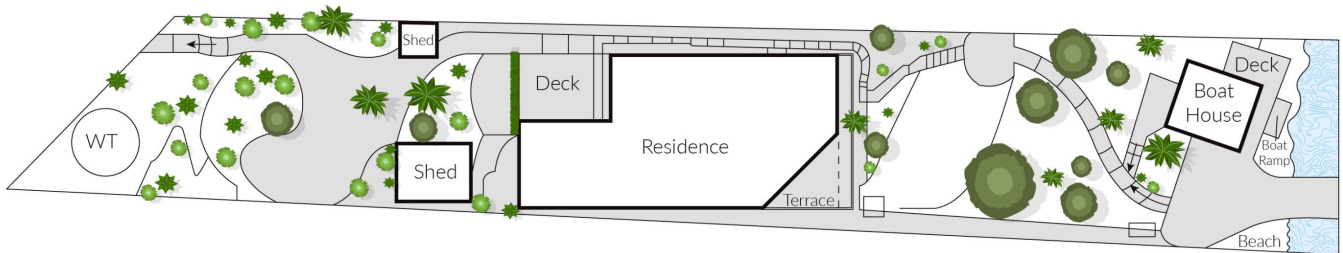
Level One



(Not In Position)



Level Two



Site Plan

