



95 Florence Terrace, Scotland Island




Pittwater Panorama

Perched in an elevated position overlooking the shimmering expanse of Pittwater, this light-filled three-bedroom home captures an ever-changing panorama of water, sky, and distant headlands. From sunrise to sunset, the wide balcony becomes a front-row seat to the rhythms of the bay-boats drifting by, light dancing across the water, and evening skies glowing in soft gold.

Designed for relaxed island living, the home embraces an open-plan layout where space and light flow effortlessly through the interiors. Stackable glass doors dissolve the boundary between indoors and out, opening directly onto the entertaining deck where the view takes centre stage. Whether hosting friends or enjoying a quiet morning coffee, the connection to the landscape is constant and calming.

A fenced yard provides a secure and usable outdoor space, ideal for children, pets, or simply enjoying the island air in privacy. Positioned conveniently beside Eastern Wharf with easy buggy ramp access, the home offers both seclusion and practicality.

Year-round comfort is assured with the warmth of a wood-burning stove for cooler evenings, complemented by air conditioning for effortless summer cooling.

3  1  0 

FOR SALE

Guide \$1,495,000

VIEW

By Appointment

AGENTS

Juliet Wills
0438 418 833
jwills@ljhmv.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000

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.

 **LJ Hooker**

Set within the vibrant Scotland Island community-renowned for its artists, musicians, and writers-this is a true boatie's haven. Just 10 minutes by ferry to Church Point, and approximately 50 minutes to Sydney's CBD, it offers a rare blend of escape and accessibility. Nearby, some of Sydney's most iconic beaches and the Ku-ring-gai Chase National Park invite endless exploration, with hidden coves, walking trails, wildlife, and waterfalls all within easy reach.

A place where nature, community, and water-side living converge-this is island life at its most captivating.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

MORE DETAILS

Property ID	2WS2F6K
Property Type	House
Land Area	706 m2

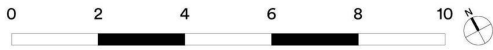
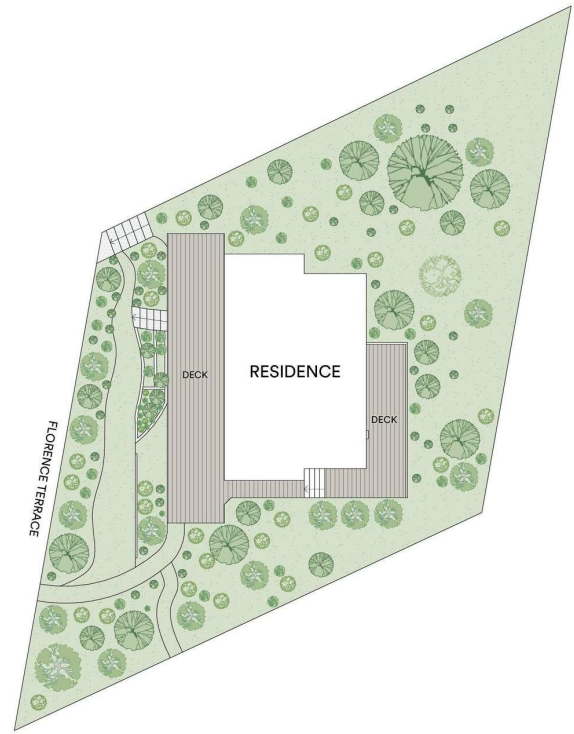
Juliet Wills 0438 418 833

Licensed Real Estate Agent | jwills@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103
monavale.ljhooker.com.au | monavale@ljhmv.com.au





INTERNAL AREA : 94 M²
 EXTERNAL AREA : 602 M²
 LAND AREA : 706 M²

All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.