



## Stunning Waterfront Property For Sale on Scotland Island Sydney



### Information de l'agent

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nom:              | Niall Madden                                                                  |
| Nom de compagnie: | Esales Property Limited                                                       |
| Pays:             | Royaume-Uni                                                                   |
| Expérience since: | 2002                                                                          |
| Type de service:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Téléphone:        |                                                                               |
| Languages:        | English                                                                       |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                  |
|--------------|------------------|
| Propriété à: | Vendre           |
| Prix:        | USD 2,262,170.17 |

### Location

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Pays:                 | Australie                                                                 |
| État/Région/Province: | Nouvelle-Galles du Sud                                                    |
| Ville:                | Scotland Island                                                           |
| Adresse:              | Robertson Rd                                                              |
| Indicatif régional:   | 2105                                                                      |
| Soumis:               | 10/09/2025                                                                |
| Description:          | Stunning Waterfront Property For Sale on Scotland Island Sydney Australia |

Esales Property ID: es5554731

49 Robertson Rd

Scotland Island NSW 2105 Australia

Offers over 3.5 million Australian Dollars

Owners website here – <https://www.sydneyislandparadise.com.au/>

Rare Waterfront Gem: Fisherman's Cottage & Cabin on Scotland Island, Sydney



---

A once-in-a-lifetime opportunity awaits to own blue-chip real estate in a dress-circle position on Scotland Island, Sydney. This truly unique north-facing deep waterfront property boasts a coveted sandy beach, unparalleled panoramic water views, and superb development potential, making it an exceptional offering in one of Sydney's most tightly held and exclusive locations.

## The Property: A Blend of Heritage Charm and Modern Comfort

Occupying a superb sheltered position, this property encompasses a generous 657m<sup>2</sup> total land size, comprising 599.9m<sup>2</sup> of freehold land and an additional 57.1m<sup>2</sup> of Crown Lands domestic waterfront tenure. Its prime north-facing aspect ensures full sun year-round, providing a warm and pleasant climate sheltered from strong winds but refreshed by gentle sea breezes. The site dimensions are impressive, with a 10.06m frontage to Robertson Road (asphalted, kerbed, and guttered) and a 12.605m water frontage (High Water Mark), extending approximately 53.77m along the West Boundary and 55.98m along the East Boundary to the High Water Mark.

Currently in situ is the charming original fisherman's cottage, a rare survivor from the 1950s that retains its unique character as one of Pittwater's few remaining beach shacks. This 48m<sup>2</sup> cottage has been recently renovated and updated, transforming its interior into a beautiful, light-filled, and private one-bedroom home. The open-plan living space seamlessly incorporates a lounge, dining area, and kitchen, creating a cohesive and inviting atmosphere. A cosy open fireplace adds warmth and ambiance, while the well-appointed bathroom also conveniently houses the laundry facilities. The cottage opens directly onto a large entertaining deck, offering stunning, unobstructed panoramic views of Pittwater and the majestic Ku-ring-gai Chase National Park – the perfect spot for morning coffee or evening sundowners.

Adding to the property's versatility is an additional 20m<sup>2</sup> cabin located at the rear. This cabin also boasts magnificent water views and features its own private deck and entertaining area, providing an ideal space for a home office, or a creative retreat. The property offers flexibility, with the option for it to be sold furnished or unfurnished, to allow for instant move-in or seamless continuation of its current rental operation. On-site, a cute retro caravan can also be removed or retained for use as an office, storage space, or a fun kids' playroom/teenagers' retreat. Both the cottage and cabin are equipped with reverse cycle air conditioning for year-round comfort, and the cottage also features ceiling fans.

## Unrivalled Outdoor Amenities and Waterfront Access

The outdoor spaces of this property are truly exceptional, designed for both relaxation and active enjoyment of the waterfront. Beautifully crafted stone terraces front the property, leading down to the water. The extensively landscaped gardens are a visual delight, featuring large, established sculptural agaves, resilient succulents, and tropical palms, creating a lush and low-maintenance paradise.

Access from the waterfront to the cottage is provided by elegant timber stairs and sandstone paths, which continue past the cabin and lead up to Robertson Road. At the water's edge, a level waterfront entertaining area with a cozy fire pit and a robust sandstone block sea wall adjoins the private jetty. This idyllic spot is perfectly positioned for a future boat shed, offering even more potential for waterside living.



---

The property boasts outstanding deepwater access, featuring a substantial deepwater jetty and pontoon capable of accommodating up to three boats. For larger vessels, the optional inclusion of a private mooring directly in front of the property is available, suitable for larger yachts or motor cruisers, making this a true paradise for boat owners. All forms of water sports are literally at your front door, including kayaking, fishing, sailing, swimming, scuba diving, and recreational boating.

For convenience, an inclinor rail is in situ, running up the eastern side of the property from the waterfront to the cottage deck. While some retrofitting is needed (new track and carriage), the main structure (the rail/I beam) is in place and in good condition, and quotes can be provided for completion. The property is also well-equipped with three water tanks connected to the gutters for rainwater collection, supplemented by a connection to the island water supply line for town water top-ups, ensuring a reliable water source.

### Exceptional Development Potential and Investment Opportunity

Beyond its immediate charm and lifestyle appeal, this property offers outstanding and unparalleled development potential. With newly established prestige weekenders (holiday homes) on either side, this piece of land presents a rare opportunity for significant future development. The current owner has a scale model of the property and architect designs for various alterations and additions, or even a completely new home with a waterside boat shed, which can be provided to serious buyers. Furthermore, the owner is happy to share extensive knowledge of local building and planning laws and can provide information or introductions to local architects, builders, and tradespeople, streamlining any future development plans.

From an investment perspective, this property is highly sought after and provides excellent returns. The cottage is currently operating as a popular short-term rental on Airbnb and other platforms, demonstrating its strong income-generating potential. It is also highly desirable as a long-term rental due to its north aspect, private jetty, and sandy beach, ensuring consistent demand. For potential buyers, the option to purchase the property fully furnished allows for instant move-in or a smooth transition into immediate rental operations, maintaining the existing successful short-term rental business.

### A Rare Find with Proven Appeal

This exceptional Scotland Island property, with its unique character, stunning waterfront position, and immense potential, is a truly rare find in the Sydney real estate market. Its perfect north aspect, private sandy beach, deepwater access, and proximity to both natural wonders and urban conveniences create an enviable lifestyle. The property's strong rental history and the owner's willingness to provide comprehensive support for future development further enhance its appeal.

With water in front and a hill behind, this property has Feng Shui rated at an impressive 9.5/10, and radiates beautiful harmony and positive energy.

### The Enchanting Island Lifestyle: Scotland Island, Pittwater

Nestled within the spectacular Northern Beaches, and surrounded by pristine waterways and native



---

bushland, Scotland Island offers an idyllic escape just 26 km from Sydney's CBD.

As one of only two residential islands in Sydney, it promises a lifestyle of serene tranquility combined with surprising accessibility. This unique 'water access only' community fosters a warm, welcoming, and safe environment, where neighbors are always willing to assist and embrace newcomers. Residents travel to the island by private boat, water taxi, or ferry from mainland points like Church Point or Taylor's Point, with some even utilizing golf buggies for charming island transport.

The island is perfectly positioned within Pittwater, where the Hawkesbury River meets the Tasman Sea, creating a sailing and cruising paradise. The area is renowned for its natural beauty, including the magnificent Ku-ring-gai Chase National Park just across the water. This expansive National Park offers endless opportunities for exploration with its beautiful bush walks, hidden waterholes, cascading waterfalls, secret coves, and ancient indigenous heritage sites. Wildlife abounds, with regular sightings of kangaroos, wallabies, wombats, koalas, echidnas, and a vibrant array of native Australian birds like kookaburras, cockatoos, galahs, lorikeets, and lyre birds. On the water, seals, dolphins, and even fairy penguins are regularly seen, alongside majestic sea eagles, cormorants, and gulls.

Beyond the natural wonders, Scotland Island offers a vibrant community life. The property is ideally located within walking distance to local amenities including the park, ferry wharves, the community hall, and the recreation center. A short boat, ferry, or water taxi ride connects you to the mainland's extensive offerings, including shops, schools, cinemas, cafes, restaurants, bars, and live music venues. For sports enthusiasts, nearby golf courses (some accessible by boat) and renowned surfing beaches are just a short distance away. This unique blend of secluded island charm and convenient access to urban amenities creates an unparalleled living experience.

### Accessibility and Nearest Airport

For international and interstate travelers, Scotland Island benefits from its proximity to Sydney Airport (SYD), also known as Sydney Kingsford Smith International Airport. Located approximately 35-40 km from the mainland access points to Scotland Island, the journey typically takes around 45 minutes to an hour by car or taxi to reach Church Point or Taylor's Point, followed by the short ferry or water taxi ride to the island. This excellent connectivity ensures that residents can easily connect with domestic and international destinations, making Scotland Island an attractive option for those seeking a tranquil retreat without sacrificing global accessibility.

Don't miss this extraordinary opportunity to secure a piece of Sydney's most exclusive waterfront.

Contact us today to arrange a private viewing or to inquire about staying as a guest to truly experience this magnificent property.

Please note that while ownership was transferred within a trust in July 2023, the sale price at that time was not at market value, reflecting the unique nature of that transaction.

### MAIN FEATURES:



- \* 68m2 of living space
- \* 657m2 plot
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Australia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb, Booking.com, VRBO and Riparide

Contact us today to buy or sell property in Australia fast online

Condition: Good

## Commun

Salle de bains: 1  
Pied carré fini: 68 m<sup>2</sup>  
Dimesions du lot: 657 m<sup>2</sup>

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.522.030

