

159 ACRES

FOR SALE — OFFERS OVER \$7,000,000 · EXPRESSIONS OF INTEREST

1666 Beechmont Road. *Sixty-four hectares* on the ridge.

THE SITE

1666 Beechmont Road

Beechmont QLD 4211

THE HOLDING

64.4167 ha*

159.2 acres* · Scenic Rim

THE LAND

Rural zone

~0% flood · ~0% koala · ~0% VMA



GC PRESTIGE RESIDENTIAL

Sixty-four hectares in one holding, half an hour from Nerang and the M1 — with two homes, a working lime orchard, cattle country and long escarpment outlooks. And *almost nothing* mapped over it: no flood hazard, no koala habitat, no Vegetation Management Area. Land like this, at this elevation, is not made again.

— OKTAY PROPERTIES PTY LTD · TRADING AS GC PRESTIGE & GC PRESTIGE COMMERCIAL

THE OPPORTUNITY

Property highlights.

Scale, elevation, water, two homes and a clean overlay record — in one of the last genuinely large private holdings on the Beechmont plateau.

Rare scale, one holding

64.4167 hectares* — 159.2 acres* — on the Beechmont plateau, being created as a single lot under council-approved survey plan SP357561. Holdings of this size on the ridge rarely reach the open market.

One zone, whole lot

Rural zone under the Scenic Rim Planning Scheme across the whole holding — no split zoning and no competing precinct boundaries.

Productive country

Improved pasture currently running 100+ head of cattle, with crush, yards and loading ramps; an established lime orchard with its own production shed; standing timber and sheltered gullies. ~28%* of the lot is mapped Agricultural Land Class A/B.

Position

About 30 minutes' drive to Nerang station and the M1, 3 minutes to Beechmont village and school, 16 minutes to Binna Burra and Lamington National Park.

A near-blank overlay record

Measured against Scenic Rim's own ePlan mapping: ~0% flood hazard, ~0% mapped koala habitat, ~0% Vegetation Management Area; ~5% regulated vegetation and ~5% biodiversity corridor, confined to gully and boundary country.

Two homes

A 3-bedroom, 2-bathroom main residence (c.1965) with verandah and in-ground pool, plus a separate 2-bedroom, 1-bathroom cottage (c.1912).†

Elevation and outlook

High point RL 562 falling to RL 498 — 64m* of relief, delivering escarpment outlook, breeze and cool-climate growing conditions.

Flexible terms

Offers over \$7,000,000. Settlement of up to six months available — room for due diligence, land-banking or staged capital deployment.

WHY IT MATTERS — Constraint mapping is what stalls rural transactions. On this holding the overlays that most often stop a buyer — flood, koala habitat, state vegetation management — read zero. The full measured record is set out on the planning pages that follow.





EXECUTIVE SUMMARY

Sixty-four hectares. One holding. *Almost no constraint.*

A 64.4167-hectare* ridge-top holding at Beechmont with two homes, a pool, an established lime orchard and improved grazing country — and an overlay record that is close to blank.

THE HOLDING

64.4167 ha*

159.2 acres*

REAL PROPERTY

Lot 10 SP357561

Proposed — see page 7

ZONING

Rural

Whole lot, one zone

OVERLAYS

~0 / ~0 / ~0%

Flood · koala · VMA

IMPROVEMENTS

Two homes

Pool, sheds, orchard

ELEVATION

RL 562

64m fall across the lot

WORKING LAND

~28% Class A/B

Cattle, limes, timber

TERMS

Over \$7,000,000

Up to 6-month settlement

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

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THE HOLDING

Sixty-four hectares, *one boundary.*



AREA

64.4167 ha*

Per plan SP357561

ACRES

159.2*

TITLE

Proposed Lot 10

on SP357561

RELIEF

64m fall

RL 562 to RL 498

Aerial with indicative boundary overlay. Boundaries shown are approximate and for illustration only — buyers to rely on survey.

PROPERTY PARTICULARS

Asset overview.

ADDRESS	1666 Beechmont Road, Beechmont QLD 4211
REAL PROPERTY	Proposed Lot 10 on SP357561 (being created from Lot 10 on SP115682) — see page 7
TOTAL LAND AREA	64.4167 hectares* (159.2 acres*)
FRONTAGE	Sealed frontage to Beechmont Road
TOPOGRAPHY	Ridge-top plateau falling to gully country. High point RL 562; low point RL 498 — 64m* fall
IMPROVEMENTS	Main residence (3 bed, 2 bath, c.1965) with verandah and in-ground pool; cottage (2 bed, 1 bath, c. 1912); lime-orchard production shed; machinery and garaging sheds; cattle crush, yards and loading ramps†
LAND USE	Grazing (100+ head of cattle†), established lime orchard, standing timber
LOCAL AUTHORITY	Scenic Rim Regional Council
PLANNING SCHEME	Scenic Rim Planning Scheme (ePlan)
ZONE	Rural — whole lot (Rural Residential A precinct mapping)
REGIONAL PLAN	Regional Landscape and Rural Production Area (ShapingSEQ)
FLOOD HAZARD	~0% of the lot within the Flood Hazard Area overlay
KOALA / MSES	~0% mapped MSES priority species habitat
SERVICING	On-site water supply and on-site wastewater. No reticulated sewer
TERMS	Offers over \$7,000,000 by Expressions of Interest. Settlement up to six months available

*Approximate. Areas from survey plan SP357561; levels and overlay percentages are indicative desktop measurements from Scenic Rim Regional Council's ePlan. †As advised by the vendor. Buyers to undertake their own due diligence.



Improved grazing country across the plateau.

TITLE & SURVEY

A new lot,
surveyed and
approved.

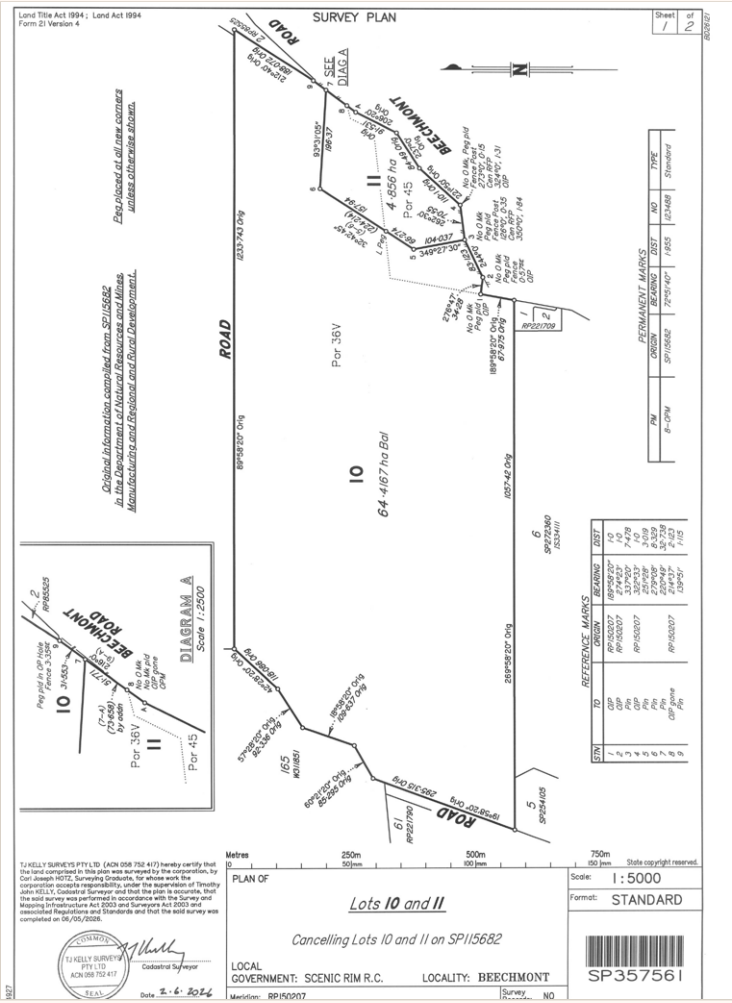
The holding is being created under **survey plan SP357561**, prepared by TJ Kelly Surveys and approved by Scenic Rim Regional Council on 23 June 2026 (reference RAL25/005).

The plan cancels Lots 10 and 11 on SPI15682 and creates:

LOT 10	64.4167 ha (balance) – the subject holding
LOT 11	4.856 ha – not included in this sale

STATUS – At the date of this memorandum the Queensland cadastre still shows the parent lot, Lot 10 on SPI15682 (68.53 ha). Buyers should confirm registration of SP357561 with their solicitor; the contract will describe the land accordingly.

Overlay percentages in this memorandum were measured on the parent lot polygon; the excised Lot 11 is a small parcel at the Beechmont Road frontage.



Survey plan SP357561, sheet 1 of 2 (extract). State copyright reserved.

IMPROVEMENTS

Two homes, one ridge.

The homestead group sits on the high, level shoulder of the property — the main residence and a separate cottage, with sheds, the pool and the working yards close by.



The homestead group from above — main residence and second dwelling on the level ridge shoulder.



Main residence

3 bed, 2 bath, c.1965. Generous living areas, verandah, double garaging and adjoining carport.†



Second dwelling

2 bed, 1 bath cottage, c.1912, in above-average condition, with its own garden.†



Pool & outdoor living

In-ground pool with shade sail and entertaining terrace beside the main residence.

†As advised by the vendor. Improvements are offered as-is; buyers to satisfy themselves as to approvals, condition and any existing occupancy arrangements.

THE LAND

Country that works.

Improved pasture across the plateau, an established lime orchard on the sheltered slopes, cattle yards and loading ramps already in place, and standing timber through the gullies. Creeks and natural water run through the paddocks.†



Grazing

Improved pasture, currently running 100+ head.†



Orchard rows

Established rows on the sheltered slopes.



Limes

Fruit supplied to local juice operators from the on-site production shed.†



Citrus rows

Cool-climate growing conditions at ridge elevation.



Standing timber

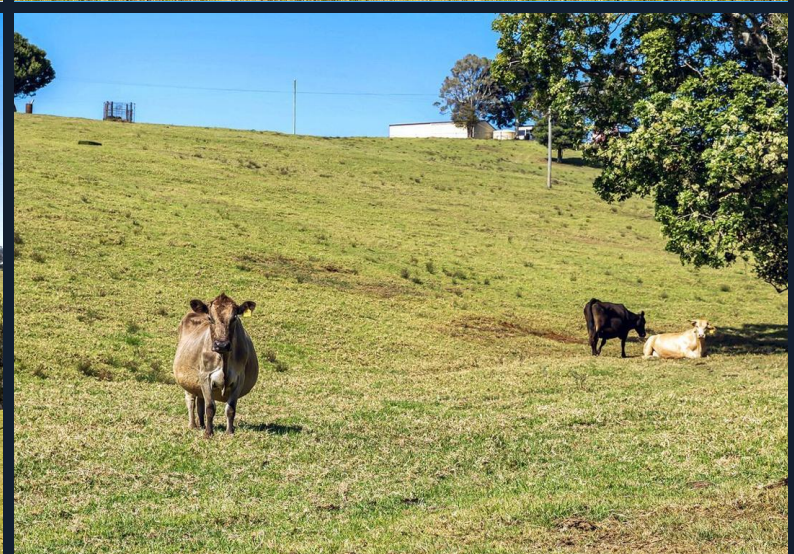
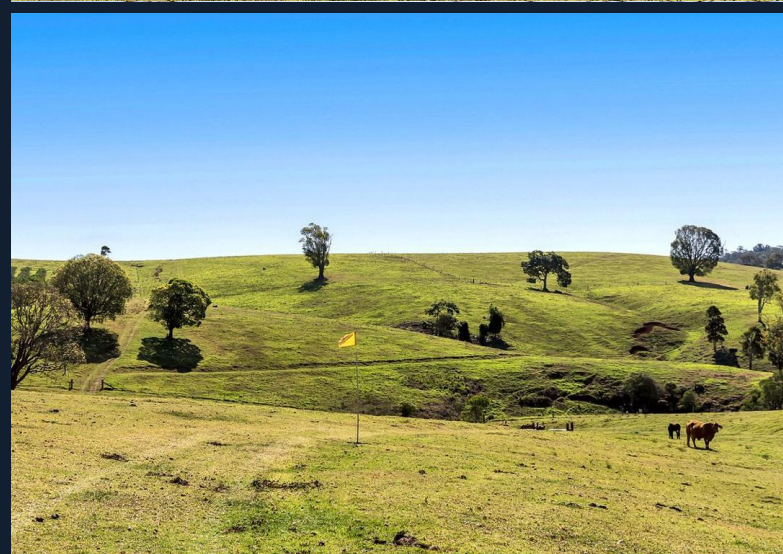
Mature timber through the gully and boundary country.



Rolling country

Undulating grazing country falling to the escarpment.

AGRICULTURAL LAND — Approximately 28%* of the lot is mapped Agricultural Land Class A/B. Buyers intending an intensive horticultural or agribusiness use should confirm requirements with Scenic Rim Regional Council.



Sixty-four hectares of *working* ridge country.

1666 BEECHMONT ROAD

PLANNING & CONSTRAINTS — SCENIC RIM EPLAN

Almost nothing stands over it.

~0%

OF THE LOT WITHIN THE FLOOD
HAZARD AREA OVERLAY

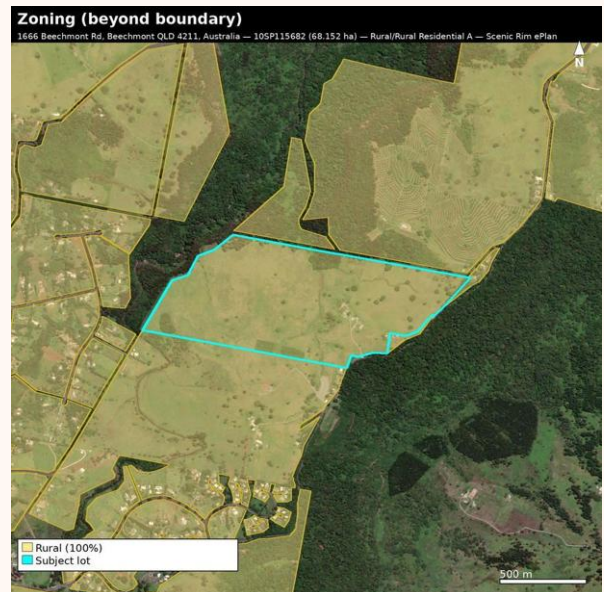
Council's flood hazard mapping does not touch the subject lot. The mapped watercourse and its flood extent sit off the holding, to the west and south — visible on the flood overlay opposite.

~0%

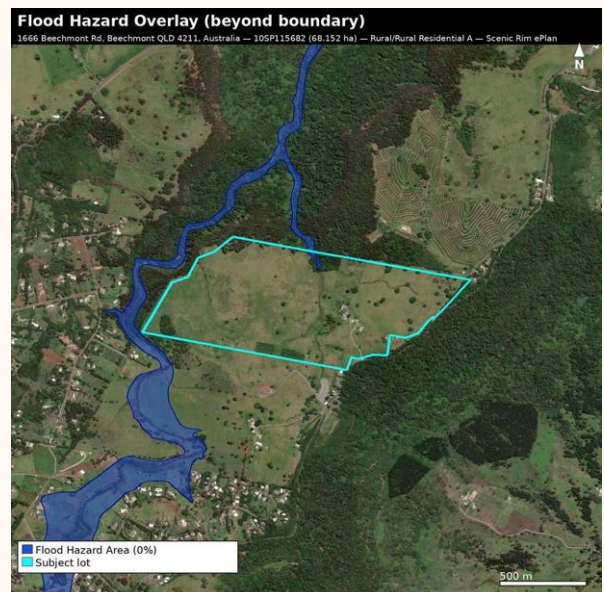
KOALA / MSES
PRIORITY
SPECIES
HABITAT

~0%

VEGETATION
MANAGEMENT
AREA



Zoning — Rural across the whole lot.



Flood Hazard Overlay — ~0% of the lot. Mapped flood extent lies off the holding.

DUE DILIGENCE NOTE — The lot is in the Rural zone within ShapingSEQ's Regional Landscape and Rural Production Area. That framework protects rural land and does not provide a subdivision pathway — this holding is presented as a rural, lifestyle and agricultural asset, not a subdivision proposition. It is outside the Priority Infrastructure Area and is not sewered. Buyers must make their own planning enquiries with Scenic Rim Regional Council.

Overlays are rendered beyond the lot boundary for context. Percentages are approximate desktop measurements on the parent lot polygon from Scenic Rim Regional Council's ePlan, rounded to the nearest whole percent. Subject lot shown in cyan.

MEASURED ON THE LOT POLYGON

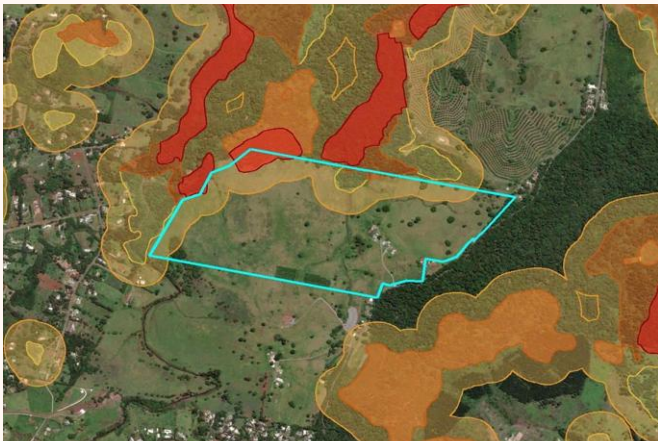
The overlay record.



Koala / MSES priority species habitat — ~0%.



Environmental significance — VMA ~0%; regulated vegetation ~5%; biodiversity corridor ~5%.



Bushfire — very high ~2%; high ~3%; potential impact buffer ~26%.



Landslide & steep slope — landslide high ~5%; Cat 4 ~22%; Cat 3 ~28%.

OVERLAY / CONTROL	COVERAGE	WHAT IT MEANS
Zone	Rural — whole lot	Single zone across the holding.
Flood Hazard Area	~0%	Not mapped on the lot.
MSES priority species (koala)	~0%	Not mapped on the lot.
Vegetation Management Area	~0%	No state VMA mapping on the lot.
MSES regulated veg. / biodiversity corridor	~5% each	Confined to gully and boundary country.
Landslide hazard — high	~5%	Confined to the steepest escarpment faces.
Bushfire — high + very high	~5%	Potential impact buffer covers a further ~26%.
Steep slope Cat 3 (20–25%) + Cat 4 (>25%)	~28% + ~22%	Half the lot is sloping country; the balance is the plateau and gentler grazing land.
Agricultural Land Class A/B	~28%	Recognised productive agricultural land.

THE LOCATION

Beechmont.

A forested ridge running from the Lamington plateau toward Tamborine Mountain — about 30 minutes' drive south-west of Nerang and the M1.

Beechmont sits within the Scenic Rim Regional Council area, on the elevated spine between the Numinbah and Coomera valleys. Historically dairy and orchard country; today a mix of grazing, small-scale horticulture, tourism accommodation and rural lifestyle holdings.

The road through Beechmont is the access route to Binna Burra and the northern section of Lamington National Park — one of South East Queensland's most visited natural assets — and Rosins Lookout, a well-known hang-gliding and paragliding launch site, is on the same ridge.

Drive times from the property

Beechmont village & State School	2.5 km	3 min
Binna Burra / Lamington National Park	12 km	16 min
Canungra	19 km	22 min
Nerang station & M1	24 km	30 min
Surfers Paradise	35 km	43 min
Gold Coast Airport	53 km	54 min
Brisbane CBD	93 km	81 min

Approximate road distances and off-peak drive times (OSRM routing).



The gorge outlook from the plateau.



Morning on the ridge — cool-climate conditions at elevation.

VILLAGE & SCHOOLING — Beechmont State School (Prep–6) in the village; secondary at Tamborine Mountain or Nerang. Local store, hall and community facilities.

THE SETTING

Room to *do* almost anything.



HIGH POINT

RL 562

FALL

64 metres

ZONE

Rural

TO NERANG & M1

30 min

The escarpment outlook — 1666 Beechmont Road, Beechmont.

USE & POTENTIAL

What 64 hectares can carry.

Rural land at this scale, with this little mapped over it, supports a wide range of uses — each subject to Council approval and the buyer's own planning advice.

Now

Grazing & horticulture

EXISTING USE — OPERATING TODAY

Improved pasture running cattle, with crush, yards and loading ramps, and an established lime orchard with its own production shed.†

2

Dual living

EXISTING IMPROVEMENTS

Two separate dwellings already in place — supporting family, caretaker or accommodation arrangements, subject to approval.

RL562

Private ridge-top estate

LIFESTYLE HOLDING

The gravel access road climbs to a level building plateau with the best of the aspect and outlook — the logical position for a substantial residence or lodge, subject to approval.

Tour

Nature-based tourism

SUBJECT TO APPROVAL

On the Binna Burra / Lamington access route. Rural land at scale in a recognised visitor catchment — buyers to confirm any tourism use with Council.

Hold

Long-term hold

SIX-MONTH SETTLEMENT AVAILABLE

Large private holdings on the Beechmont plateau are finite. Extended settlement terms support due diligence or staged capital deployment.

Clean

Low approval friction

OVERLAY RECORD

Effectively nil flood, koala habitat and Vegetation Management Area mapping removes three of the constraints that most often complicate rural applications.



Internal tracks run the length of the holding.



All-terrain access across the plateau.

Uses described are indicative only and are not a representation that any approval exists or will be granted. †As advised by the vendor.

SCENIC RIM & THE GOLD COAST HINTERLAND

The hinterland is *finite*.

Scenic Rim is the rural hinterland of South East Queensland — protected by regional planning policy, bounded by national park, and pressed against one of Australia's fastest-growing urban regions.

43,000 and growing

Scenic Rim's population grew from 36,456 in 2011 to 42,984 at the 2021 census — steady growth in a region deliberately constrained from urban expansion.

Source: ABS Census 2011 / 2021.

Regional Landscape protection

ShapingSEQ places Beechmont in the Regional Landscape and Rural Production Area — the policy layer that protects rural land from urban encroachment, and that makes existing large holdings progressively scarcer.

Source: ShapingSEQ, SEQ Regional Plan.

Half an hour from the M1

About 30 minutes to Nerang and the M1 and 45 minutes to Surfers Paradise — rural seclusion with metropolitan access, supporting both lifestyle and visitor demand.

Source: OSRM routing.

Nature-based visitation

The Beechmont ridge is the road access to Binna Burra and the northern section of Lamington National Park — part of the World Heritage-listed Gondwana Rainforests of Australia.

Source: Queensland Parks and Wildlife Service.



HECTARES

64.42

ACRES

159

SITE HIGH POINT

RL 562

ZONE

Rural

GREATER BRISBANE & SOUTH EAST QUEENSLAND

The region behind the *land*.

Beechmont sits inside South East Queensland's growth story — one of Australia's fastest-growing regions, propelled by migration and infrastructure investment in the lead-up to the Brisbane 2032 Olympics.

Population growth

Greater Brisbane is projected to grow by approximately 1.29 million people, reaching around 3.86 million by 2046.
QLD Government Statistician's Office.

Net migration

Queensland net inflows exceeded 100,000 in the year to September 2023 — around 170% above pre-COVID levels.
Queensland Government.

Infrastructure pipeline

Around 306 infrastructure-class projects are underway or planned across South East Queensland.
QLD Department of State Development.

Brisbane 2032 Olympics

\$7.0B Olympic infrastructure spend. \$17.6B forecast national economic benefit. 91,600 Queensland jobs created over the program.
KPMG Summary Report, June 2021.



OLYMPIC INFRASTRUCTURE

\$7.0B

QLD BENEFIT

\$8.1B

NATIONAL BENEFIT

\$17.6B

QLD JOBS CREATED

91,600

HOW TO OFFER

Submit your offer in *two minutes*.

This property is being sold by Expression of Interest. The online form takes about two minutes — no paperwork, no obligation, and you will hear back from us directly.

SUBMIT AN OFFER ONLINE

www.gcprestige.au/eoi

LODGE YOUR OFFER IN UNDER 2 MINUTES

PRICE GUIDE

Offers over \$7,000,000

Settlement of up to six months available.

— OR —

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

Prefer paper? A printable EOI form follows on the next page.

OFFER TO PURCHASE — 1666 BEECHMONT ROAD

EOI submission form.

PROPERTY DETAILS

ADDRESS 1666 Beechmont Road, Beechmont QLD 4211

REAL PROPERTY Proposed Lot 10 on SP357561

SITE AREA 64.4167 hectares* (159.2 acres*) · Scenic Rim Regional Council · Rural zone

OFFER

PROPOSED PRICE \$ _____ (GST excl.)

DEPOSIT (10%) \$ _____

SETTLEMENT _____ days from contract execution (up to 180 days available)

CONDITIONS

BUYER

FULL NAME(S) _____

COMPANY / ABN _____

ADDRESS _____

MOBILE / EMAIL _____

GST REGISTERED ☐ Yes ☐ No

BUYER'S SOLICITOR

FIRM / CONTACT _____

PHONE / EMAIL _____

ACKNOWLEDGEMENT & SIGNATURE

I/we acknowledge the disclaimer on the following page; understand the Seller is not obliged to sell; understand the Seller retains absolute discretion to accept, decline or withdraw; and accept that submitting this EOI creates no claim against the Seller or GC Prestige.

SIGNATURE

NAME

DATE

Submit to: gc@gcprestige.au | 0424 674 031 | www.gcprestige.au/eoi

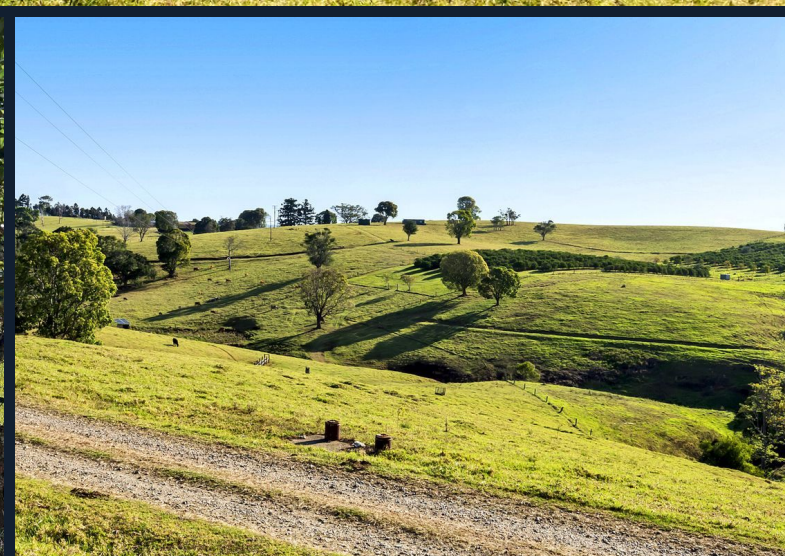
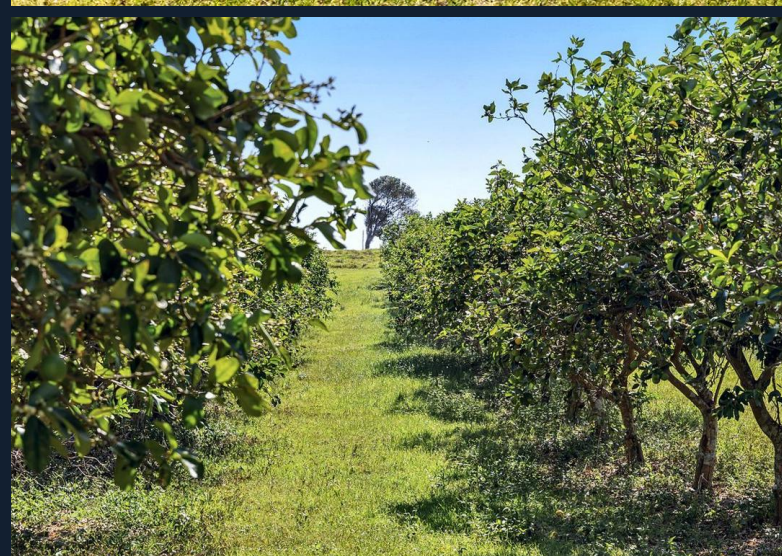
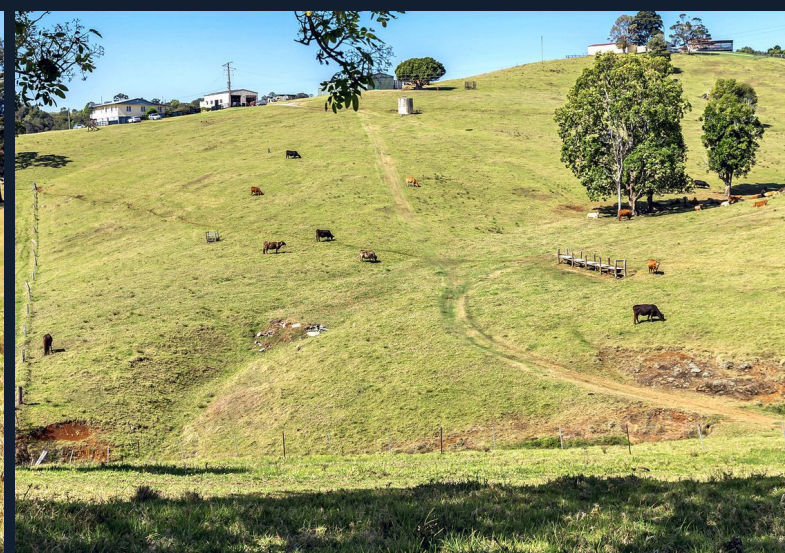
IMPORTANT INFORMATION

Disclaimer.

1. Oktay Properties Pty Ltd (trading as GC Prestige and GC Prestige Commercial) and its officers, employees and consultants make no representation, warranty or guarantee that the information in this Information Memorandum is complete, accurate or balanced. Some information has been obtained from third parties, including the vendor, and has not been independently verified.
2. Planning, zoning and overlay information has been taken from Scenic Rim Regional Council's ePlan mapping (esriprod.scenicrim.qld.gov.au) and from Queensland Government open data. Coverage percentages are indicative desktop measurements taken on the parent lot polygon and are rounded. Mapping is updated from time to time and buyers must verify current mapping and any development constraints directly with the relevant authorities.
3. Overlay maps in this document render mapped layers beyond the subject lot boundary for context. Only the percentages stated relate to the subject lot.
4. No representation is made that any particular use, development, subdivision, reconfiguration or approval is available on the property. The lot is within the Rural zone and within the Regional Landscape and Rural Production Area under the South East Queensland Regional Plan. Buyers must obtain their own planning advice.
5. The land is described by reference to survey plan SP357561 as approved by Scenic Rim Regional Council. Registration of the plan, and the final title description, should be confirmed by the buyer's solicitor. Site areas, levels, boundaries and improvement details are approximate and not to scale. Boundary overlays on aerial photography are indicative only.
6. Improvements are offered as-is. No representation is made as to the existence, currency or compliance of any building, plumbing, pool, wastewater or other approval, or as to the condition or capacity of any structure, service or system.
7. Any existing occupancy, tenancy, licence, livestock, orchard or business arrangement on the property is subject to confirmation. Buyers must satisfy themselves as to the terms and status of any such arrangement.
8. The Information does not constitute a recommendation to purchase, or a solicitation, offer or contract of sale.
9. Buyers should satisfy themselves through their own inspections, surveys, enquiries and independent consultants. Independent legal, financial and taxation advice is recommended.
10. We are not valuers and make no comment as to value. Obtain advice from a registered valuer if required.
11. All visual images (plans, photographs, maps) are indicative only and subject to change. Drive times are approximate.
12. The Information will not form part of any contract of sale. Only representations expressly set out in a signed contract will be relied upon.
13. Interested parties are responsible for their own costs of participating in the sale process.
14. The Seller retains absolute discretion to consider, accept, decline, negotiate, or withdraw the property from sale at any time for any reason.
15. The Information must not be reproduced or transmitted without our prior written consent.

Oktay Properties Pty Ltd

TRADING AS GC PRESTIGE & GC PRESTIGE COMMERCIAL



Orchard, pasture, timber and *outlook.*

1666 BEECHMONT ROAD



A DIVISION OF OKTAY
PROPERTIES PTY LTD

Shaping growth
through *strategic*
opportunity.

ABOUT GC PRESTIGE

\$200M+ acquired. 454 homes underway.

GC Prestige and its commercial division have actively sourced residential, rural and development assets for over **four years** — acquiring or selling **21 sites** with combined value exceeding **\$200 million**.

21

SITES ACQUIRED OR
SOLD

\$200M+

TOTAL ACQUISITION
VALUE

454

NEW HOMES
UNDERWAY

\$500M+

TOTAL END VALUE

These sites are being transformed into **454 new homes** with combined end value exceeding **\$500 million** — demonstrating our capability to identify value, secure complex assets, and deliver meaningful outcomes for the region.

Property Owners

Structured marketing campaigns and direct access to qualified buyers — discreet and outcome-focused.

Developers

Sites with clear value and technical work done — site identification, planning intelligence and negotiation discipline.

Investor Groups

Partnerships on medium-to-large scale opportunities — local intelligence, deal sourcing, execution.

OUR APPROACH — Site Identification → Qualification → Engagement → Securing the Site. A disciplined four-phase process backed by direct market intelligence and a deep South East Queensland network.

MARKETED BY

GC Prestige
RESIDENTIAL

1666 Beechmont Road.
Sixty-four hectares on the ridge.

1666 BEECHMONT ROAD, BEECHMONT QLD 4211 · 159 ACRES

Offers over \$7,000,000

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

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Submit an offer online — lodge your offer in under 2 minutes
gcprestige.au/eoi