

INFORMATION MEMORANDUM

GC Prestige
RESIDENTIAL

159 ACRES

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

Rural zoned.
Clean and fully
utilisable.

THE SITE

1666 Beechmont Road
Beechmont QLD 4211

THE HOLDING

64.4167 hectares*
Scenic Rim Regional Council

THE LAND

Rural zone — 100% of lot
~0% flood. ~0% koala.



GC PRESTIGE RESIDENTIAL

Sixty-four hectares in a single title, an hour from the Gold Coast — and *almost nothing* mapped over it. Effectively no flood, no koala habitat, no Vegetation Management Area. Land this *unencumbered*, at this elevation, is not made again.

THE OPPORTUNITY

Property highlights.

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

Rare scale, single title

64.4167 hectares* — 159.2 acres* — held as one lot on plan (Lot 10 on SP115682). Holdings of this size on the Beechmont ridge rarely reach the open market.

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, ~5% biodiversity corridor.

One zone, whole lot

100% Rural zone under the Scenic Rim Planning Scheme. No fragmented zoning, no competing precinct boundaries running through the property.

Two dwellings

A main residence plus a separate second dwelling — dual living, extended family, caretaker or accommodation potential, subject to Council approval and existing occupancy arrangements.

Productive country

Improved pasture running cattle, established orchard and plantation rows including citrus, standing timber and sheltered gullies. ~28% of the lot carries Agricultural Land Class A/B mapping.

Elevation and outlook

Site high point RL 562 falling to RL 498 — 64m of relief across the holding, delivering escarpment outlook, breeze and cool-climate growing conditions.

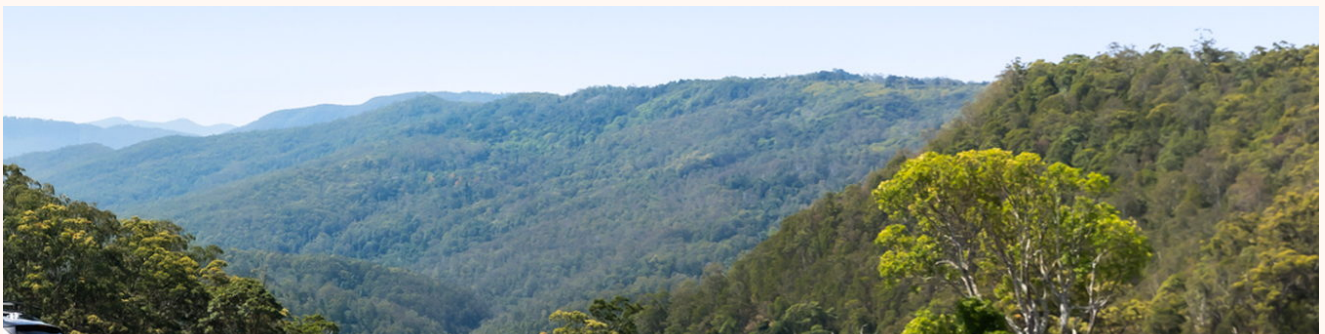
Position

27km north-east of Nerang, roughly 90km south of Brisbane, minutes from Beechmont village and the Binna Burra gateway to Lamington National Park.

Flexible terms

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

WHY IT MATTERS — Constraint mapping is what kills 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 title. *Almost no constraint.*

A **64.4167-hectare*** ridge-top holding at Beechmont, held in a single lot, with two dwellings, a pool, established orchard rows and improved grazing country — and an overlay record that is close to blank.



THE HOLDING

64.4167 ha*

159.2 acres* · one title

IMPROVEMENTS

Two dwellings

Pool, sheds, orchard rows

REAL PROPERTY

Lot 10

SP115682 · Scenic Rim

ELEVATION

RL 562

64m fall across the lot

ZONING

Rural 100%

No split-zone complexity

WORKING LAND

~28% Class A/B

Cattle, citrus, timber

OVERLAYS

~0% / ~0% / ~0%

Flood · koala · VMA

TERMS

Over \$7,000,000

Up to 6-month settlement

Oktay Vali

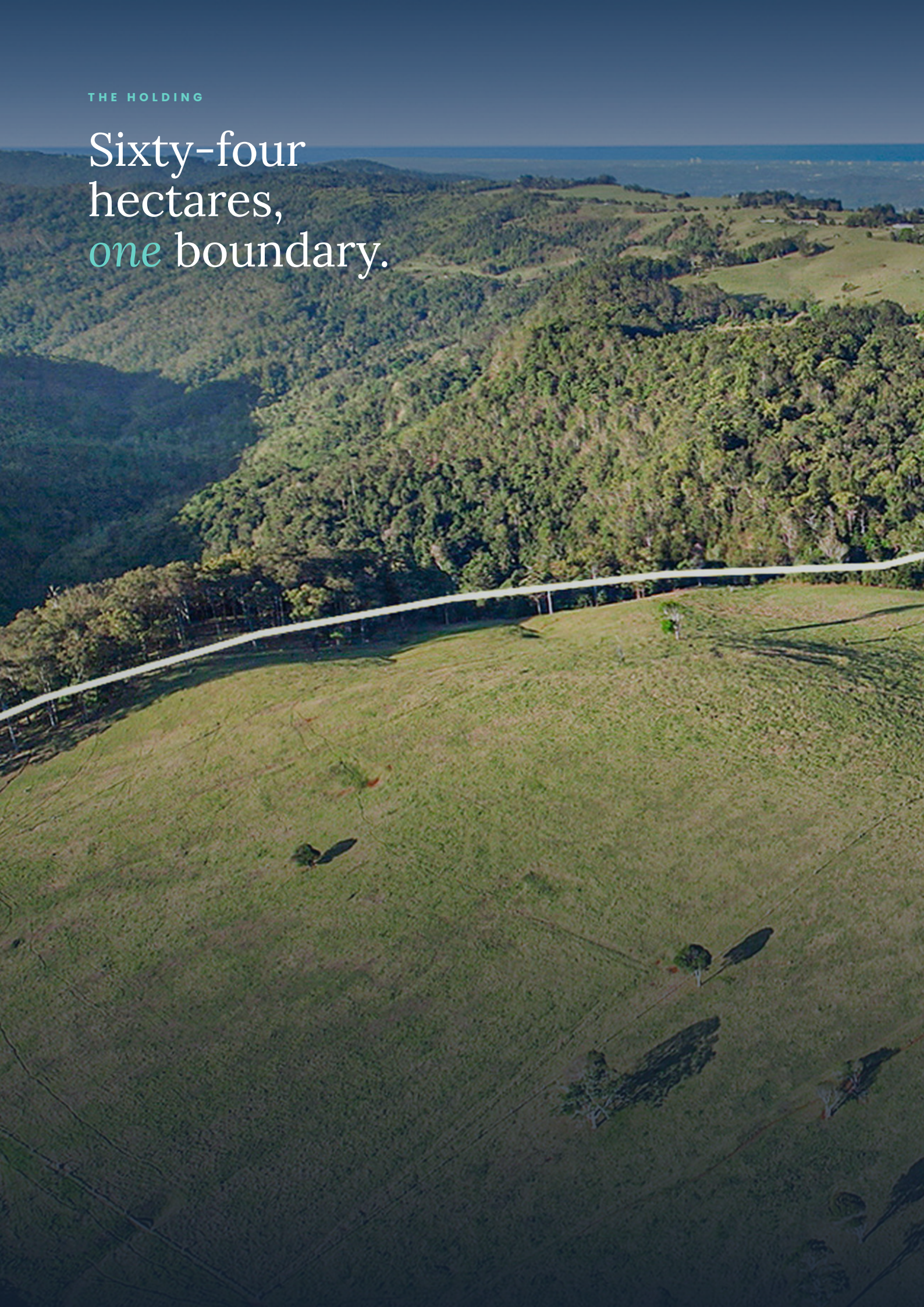
MANAGING DIRECTOR & MARKETING AGENT

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THE HOLDING

Sixty-four
hectares,
one boundary.





AREA

64.4167 ha*

ACRES

159.2*

TITLE

Lot 10 SP115682

RELIEF

64m fall

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	PLANNING SCHEME	Scenic Rim Planning Scheme (ePlan)
REAL PROPERTY	Lot 10 on SP115682	ZONE	Rural — 100% of the lot (Rural Residential A precinct mapping)
TOTAL LAND AREA	64.4167 hectares* (159.2 acres*)	REGIONAL PLAN	Regional Landscape and Rural Production Area (ShapingSEQ)
FRONTAGE	Sealed frontage to Beechmont Road	FLOOD HAZARD	~0% of the lot within the Flood Hazard Area overlay
TOPOGRAPHY	Ridge-top plateau falling to gully country. High point RL 562; low point RL 498 — 64m fall across the lot.	KOALA / MSES SPECIES	~0% of the lot mapped as MSES priority species habitat
IMPROVEMENTS	Main residence, separate second dwelling, in-ground pool, sheds and rural infrastructure.	SERVICING	On-site water supply and on- site wastewater treatment. No reticulated sewer asset within the search area.
LAND USE	Grazing (cattle), established orchard and plantation rows, standing timber.	OWNER	Vincent Slingsby
LOCAL AUTHORITY	Scenic Rim Regional Council	TERMS	Offers over \$7,000,000. Settlement up to six months available.

*Approximately. Areas, levels and overlay percentages are indicative desktop measurements taken from Scenic Rim Regional Council's ePlan and are subject to survey. Buyers to undertake their own due diligence.



Improved grazing country across the plateau, 1666 Beechmont Road.

IMPROVEMENTS

Two homes, one ridge.

The building envelope sits on the high, level shoulder of the property — a main residence and a separate second dwelling grouped with sheds, the pool and the working yards.



The building group — main residence and second dwelling on the level ridge shoulder, with sheds, yards and vehicle access.



MAIN RESIDENCE

Single-level home with adjoining garaging and machinery shedding.



SECOND DWELLING

Separate cottage with its own garden and access.



POOL & OUTDOOR LIVING

In-ground pool with shaded outdoor living area.

Photographs are indicative only. Improvements are offered as-is; buyers to satisfy themselves as to approvals, condition, and any existing occupancy or tenancy arrangements.

THE LAND

Country that works.

Improved pasture across the plateau, established orchard and plantation rows on the sheltered slopes, and standing timber through the gullies. ~28%* of the lot carries Agricultural Land Class A/B mapping.

**GRAZING**

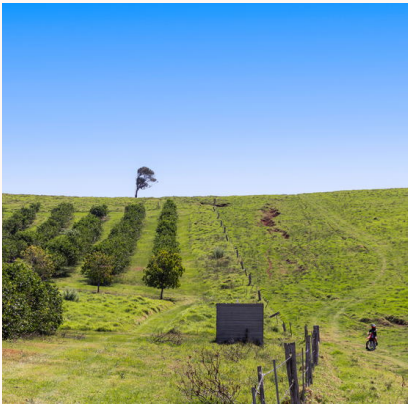
Cattle on improved pasture with established shade trees.

**ORCHARD ROWS**

Established tree rows on the sheltered eastern slopes.

**CITRUS**

Cool-climate growing conditions at ridge elevation.

**PLANTATION**

Planted rows running down from the ridge line.

**STANDING TIMBER**

Mature timber through the gully and boundary country.

**ROLLING COUNTRY**

Undulating grazing country falling away to the escarpment.

AGRICULTURAL LAND — Approximately 28%* of the lot is mapped as 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

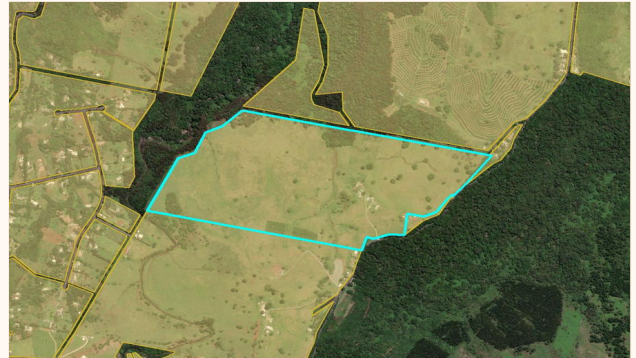
PLANNING & CONSTRAINTS — SCENIC RIM EPLAN

Almost nothing stands over it.

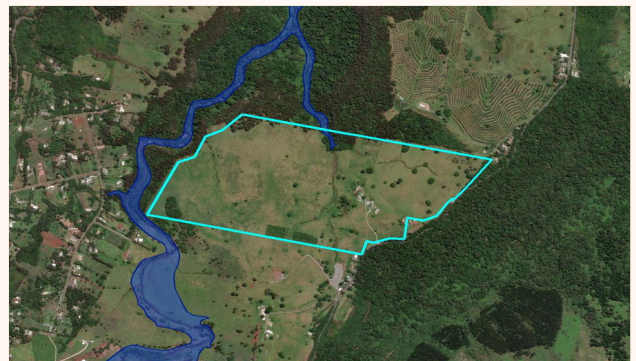
~0%

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.



Zoning — Rural, **100%** of the lot. One zone across the whole holding.



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

~0%

KOALA / MSES
PRIORITY SPECIES
HABITAT

~0%

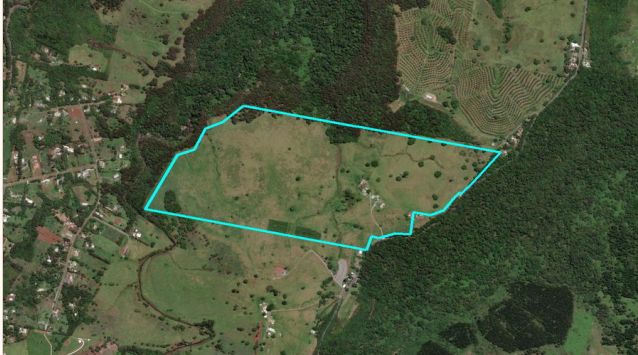
VEGETATION
MANAGEMENT AREA

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

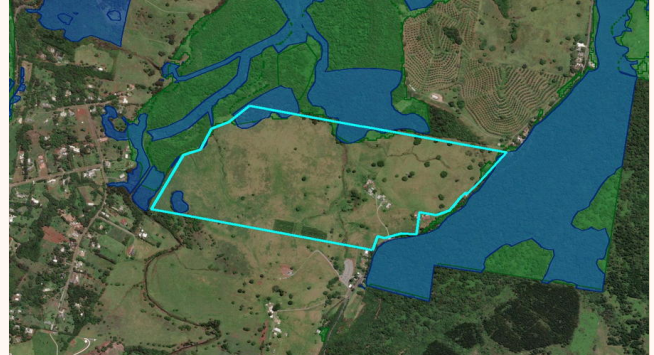
Overlays are rendered beyond the lot boundary for context. Percentages are approximate (~) desktop measurements taken on the lot polygon from Scenic Rim Regional Council's ePlan (esriprod.scenicrim.qld.gov.au), rounded to the nearest whole percent. Subject lot shown in cyan.

MEASURED ON THE LOT POLYGON

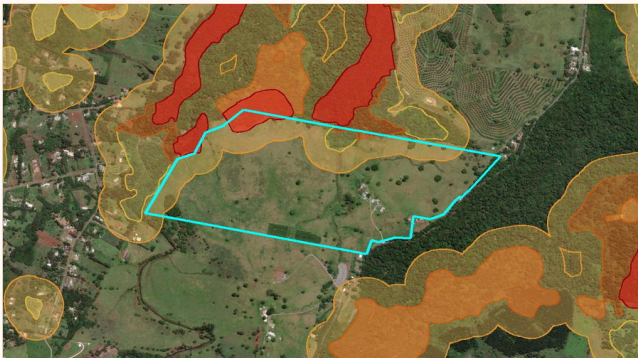
The overlay record.



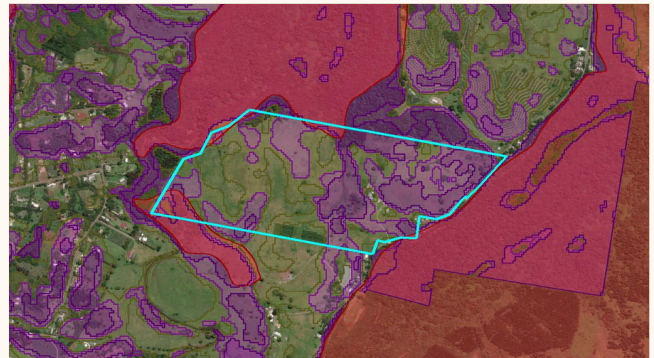
Koala / MSES Priority Species Habitat — ~0% of the lot. No mapped habitat on the holding.



Environmental Significance — Vegetation Management Area ~0%; MSES Regulated Vegetation ~5%; Local Biodiversity Core Corridor ~5%.



Bushfire Hazard — Very High ~2%; High ~3%; Potential Impact Buffer ~26%. ~95% of the lot sits outside High and Very High hazard.



Landslide & Steep Slope — Landslide High ~5%; Steep Slope Cat 4 (>25%) ~22%; Cat 3 (20-25%) ~28%.

OVERLAY / CONTROL	COVERAGE OF LOT	WHAT IT MEANS
Zone	Rural 100%	Single zone across the whole holding — no split-zone complexity.
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	~95% of the lot unaffected; 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 + Cat 4	~50%	Balance of the lot is the workable plateau and rolling grazing country.
Agricultural Land Class A/B	~28%	Recognised productive agricultural land.

THE LOCATION

Beechmont.

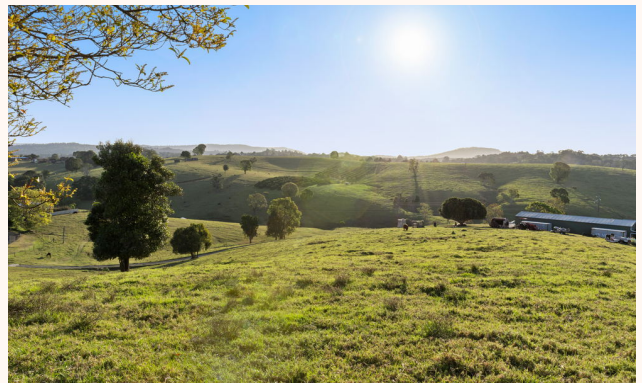
A forested ridge running from the Lamington Plateau toward Tamborine Mountain — 27km north-east of Nerang, and roughly 90km south of Brisbane.

Beechmont sits within the Scenic Rim Regional Council area, on the elevated spine separating 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.



The Beechmont plateau looking north across the ridge, with the subject holding in the foreground country.



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

Connectivity

27km to Nerang (M1 and heavy rail). ~45km to Surfers Paradise. ~90km to Brisbane. Sealed road access throughout via Beechmont Road.

Village & schooling

Beechmont State School (Prep–6) in the village. Secondary at Tamborine Mountain or Nerang. Local store, hall and community facilities.

Tourism

Gateway route to Binna Burra and Lamington National Park. Rosins Lookout Conservation Park — a recognised paragliding and hang-gliding site — sits on the same ridge.

Rural context

Scenic Rim is South East Queensland's rural hinterland — grazing, horticulture, food tourism and nature-based visitation, with the Gold Coast within an hour.

Distances are approximate straight-line or road estimates. Source: Scenic Rim Regional Council, Queensland Government.

THE SETTING

Room to *do*
almost anything.



HIGH POINT

RL 562

FALL

64 metres

ZONE

Rural 100%

TO NERANG

27 km

Rolling grazing country falling away to the escarpment — 1666 Beechmont Road, Beechmont.

USE & POTENTIAL

What 64 hectares can carry.

Rural-zoned land of 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 established orchard and plantation rows on the sheltered slopes. ~28% of the lot is mapped Agricultural Land Class A/B.

2**Dual living****EXISTING IMPROVEMENTS**

Two separate dwellings already in place — main residence plus second dwelling — supporting family, caretaker or accommodation arrangements subject to approval.

RL562**Private ridge-top estate****LIFESTYLE HOLDING**

A single-title mountain estate an hour from the Gold Coast, with escarpment outlook, cool-climate air and complete separation from neighbours.

Tour**Nature-based tourism****SUBJECT TO APPROVAL**

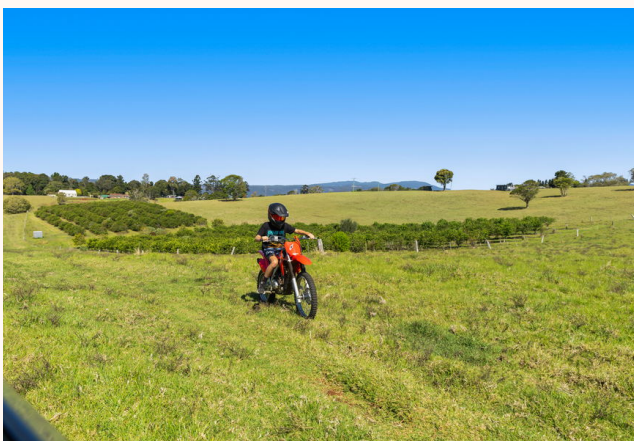
On the Binna Burra / Lamington access route. Rural-zoned land at scale in a recognised visitor catchment — buyers to confirm any tourism use with Council.

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 the three constraints that most often complicate rural applications.



Internal tracks run the length of the holding.



All-terrain vehicle access across the plateau.

Uses described are indicative only and are not a representation that any approval exists or will be granted. Buyers must obtain their own planning advice.

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 / 2016 / 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.

An hour from the coast

Beechmont sits 27km from Nerang and roughly 45km from Surfers Paradise — rural isolation with metropolitan access, a combination that supports both lifestyle and visitor demand.

Source: Scenic Rim Regional Council.

Nature-based visitation

The Beechmont ridge is the road access to Binna Burra and the northern section of Lamington National Park — a World Heritage-listed reserve and one of SEQ's most visited natural attractions.

Source: Queensland Parks and Wildlife Service.

64.42

HECTARES IN ONE TITLE

159

ACRES

RL 562

SITE HIGH POINT

100%

RURAL ZONE

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.

\$7.0B

OLYMPIC
INFRASTRUCTURE

\$8.1B

QLD BENEFIT

\$17.6B

NATIONAL BENEFIT

91,600

QLD JOBS CREATED

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 YOUR EOI ONLINE

www.gcprestige.au/eoi

TAKES ABOUT 2 MINUTES

PRICE GUIDE

Offers over \$7,000,000

Settlement of up to six months available.

— OR —

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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 Lot 10 on SP115682

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 Sellers are 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 Sellers 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 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 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. Site areas, levels, boundaries and improvement details are approximate and are not to scale. Boundary overlays shown on aerial photography are indicative only. Buyers should rely on their own survey.
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 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.
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. You may not discuss the Information with the sellers or any other agent without our prior written consent.
16. The Information must not be reproduced or transmitted without our prior written consent.

Oktay Properties Pty Ltd

TRADING AS GC PRESTIGE & GC PRESTIGE COMMERCIAL



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

Rural zoned.
Clean and fully
utilisable.

1666 BEECHMONT ROAD, BEECHMONT QLD 4211 · 159 ACRES

Offers over \$7,000,000.

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