



## Beechmont, 1696 Beechmont Road

A ONCE IN A LIFETIME RURAL / COMMERCIAL OPPORTUNITY NOT TO BE MISSED

An incredibly unique opportunity to secure a substantial land holding in the heart of Beechmont with breathtaking views of the Numinbah Valley and Gold Coast Hinterland. The property sits directly opposite Rosin's Look Out in the heart of Beechmont on just over 50 acres of gently undulating and highly fertile land. Beautiful grazing country, perfect for cattle farming or for the horse enthusiasts with a secure water supply from a gorgeous natural stream that flows through the property towards the western boundary line.

The block offers numerous potential house sites to build the home of your dreams and to take full advantage of the spectacular views on offer subject to local council requirements. At the front of the property sits the incredibly popular Flying Bean Cafe which is currently returning \$1,000 per week as well as two fully self-contained cabins which produce approximately \$600 per week combined through Airbnb holiday let accommodation. With approval in place for an additional four cabins to be built on the block, there is huge



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**SOLD**

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**For Sale**  
EXPRESSIONS OF INTEREST

**View**  
[ljhooker.com.au/5GVNF41](http://ljhooker.com.au/5GVNF41)

**Contact**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

potential to further increase this property's productivity and to add some serious value for future potential gains.

This Property Also Includes:

#### The Block

Approximately 20.47 Hectares or just over 50 acres of pristine land with highly fertile soil offering jaw dropping views of the Gold Coast Hinterland, Mount Warning and the picturesque Numinbah Valley that you will need to see to believe.

With a stunning natural water course running through the block there is secure water for those purchasers wanting to run cattle or to keep horses and there are numerous potential sites for you to build the home of your dreams in the coming years if you so desire.

#### The Flying Bean Cafe

At the front of the block sits the Flying Bean Cafe, with an impressive 4.8 star Google Review rating out of 645 reviews. The Flying Bean Cafe is an incredibly popular spot enjoyed by locals and visitors to the area wanting to take in the incredible views on offer and to enjoy some fine quality coffee and food. The cafe is currently leased and returning \$1,000 per week in rental income.

#### Bean 1 Cabin and Bean Cabin 2

To the northern side of the cafe there are two identical and completely self-contained cabins that are currently producing approximately \$1,350 gross income per week through Airbnb holiday letting.

There is approval in place for an additional four cabins to be added to the block to help increase the earning potential of the property.

Each of the cabins features a beautiful covered decked entertaining area which looks out over the gorgeous green hills, an amazing spot for your guests to watch the sunset and enjoy a few drinks.

Inside the cabins is beautiful timber flooring throughout as well as a functional kitchenette with stone bench and microwave facilities.

Both cabins are also ensuited for added convenience.

#### Location

Beechmont is located approximately 30 minutes' drive to the Gold Coast and approximately 40 minutes' drive from some of the best shopping centre's and beaches our country has to offer.

The thriving town of Canungra with a huge assortment of cafes, restaurants, grocery stores and service stations is approximately 20 minutes away.

Beechmont also has its own incredibly popular state school which is just minutes away from this picturesque location.

To schedule your private viewing appointment please contact Michael Folkard from LJ Hooker Gold Coast today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to



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## More About this Property

<b>Property ID</b>	5GVNF41
<b>Property Type</b>	AcreageSemi-rural
<b>House Size</b>	350 m2
<b>Land Area</b>	20.47 hectare
<b>Including</b>	Air Conditioning Outdoor Entertaining

### Michael Folkard 0402 656 246

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