



Border Indicative Only



## Beechmont, 2-8 Flemington Road

### Your Own Piece of Paradise

This stunning property offers all you could want from Country living but close to all the Gold Coast & surrounds has to offer. Set in stunning Beechmont, enjoy all the benefits of life here on your own 2 acres of land. This wonderful property is suitable for horses, with open spaces to enjoy & stunning views.

The house features 4 bedrooms with views of the valley and surrounds from every room.

The top level has 2 bedrooms & its own living area opening to a generous balcony with stunning panoramic views with the additional 2 bedrooms on the ground level also enjoying those views.

The well-equipped kitchen & dining area is of an open plan design with plenty of cupboard & bench space & flows seamlessly to the main entertainment area.



**For Sale**  
Offers Over \$1,000,000

**View**  
[ljhooker.com.au/5GM1F41](http://ljhooker.com.au/5GM1F41)

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

**Disclaimer:** 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.

With 3 outdoor entertainment areas, you will be able to enjoy the benefits of every time of the day: morning, noon and evening taking in the peace & tranquility that this beautiful property offers.

Under the house you will find plenty of storage space plus there is a double carport. It is possible to have undercover parking for up to 5 vehicles here.

Add to that a 9m x 6m shed & you have space for whatever your hobby & still plenty of room for tools, gymnasium, or games/rumpus etc

The land itself is gentle sloping & useable, the soils are rich & great for growing. At present the property enjoys an abundance of fruit trees including Brazilian Cherry, Pomegranate, Mulberry —Black & White, Lemon, Chestnut, Orange, Mandarin, Lime, Avocado & Passionfruit.

House features include:

- 4 Bedrooms (2 upstairs and 2 downstairs)
- Well equipped open plan Kitchen with Dishwasher
- Lounge room
- Additional living area off the upstairs bedrooms
- 1 Bathroom plus additional separate toilet/powder room.
- Separate laundry
- Timber flooring to living areas
- Carpets to bedrooms
- Air- conditioner
- 3 x entertaining areas including 2 balconies

The Property:

- Private & Peaceful
- Wonderful outlook over the local valley
- 2 Acres of gently sloping useable land
- Fully fenced paddock for horses
- Shed for chickens etc
- 9m x 6m shed
- 38,000L water tanks
- Perfect for dogs
- Ample space for vegetable gardens etc

Situated only a few minutes to the local school & coffee shop, approximately 12 to 15 minutes to Canungra & 30-35 minutes to the Gold Coast



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## More About this Property

<b>Property ID</b>	5GM1F41
<b>Property Type</b>	House
<b>Land Area</b>	8268 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining

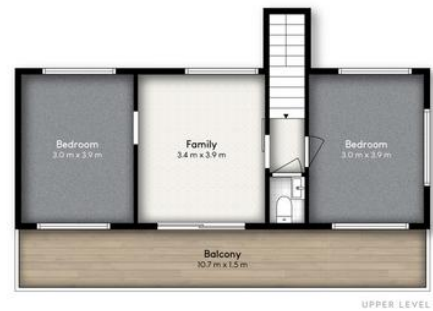
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**2-8 FLEMINGTON ROAD, BEECHMONT**

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Internal: 132m<sup>2</sup> | External: 99m<sup>2</sup> | Carport: 36m<sup>2</sup> | Total: 267m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

