

35 Tarlington Road, Lower Beechmont, Qld 4211

House For Sale

Thursday, 22 February 2024

35 Tarlington Road, Lower Beechmont, Qld 4211

Bedrooms: 6

Bathrooms: 4

Parkings: 12

Area: 1 m2

Type: House



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Offers Over \$1,495,000

Perched at the foothills of the scenic Lamington National Park, this private four acre parcel offers sweeping views, beautiful established gardens and opportunities to expand further for those looking to take full advantage of the space on offer. Located in Lower Beechmont village precinct in a tightly held and well regarded quiet street, this East facing country retreat offers an enriched & relaxed lifestyle. An abode designed to be supremely private & tranquil within beautiful parkland gardens featuring a picturesque view out towards Springbrook National Park, Hinze Dam and distant ocean vistas. The block itself is very manageable and useable with a spring fed dam and a small stream running through the block, along with an expanse of lawn - perfect for the kids to run around, room for a pool or endless ball games! Would also be ideal for chickens or other farm animals in this rural mountain abode! Tri living residence - With all the hard work done, the property boasts three separate homes - Main Residence, Guest House and Cottage. Thus creating an array of options for the astute buyer such as the extended family or a potential income stream with short term holiday rental or a more permanent rental where you could expect a weekly rental of approx \$1800 per week. Whatever you decide at least you know there are many options...The seasonal weather on the mountain is amazing - generally speaking the temperature can be approx 4-5 degrees cooler and the fireplace is paramount for a cosy night or day inside. A short walk into the village where you have the luxury of a General store and the local 'Pink Galah' cafe, a number of other eateries in the nearby suburb of Beechmont which are great places to eat like 'The Flying Bean' for something casual with Thai nights on Thursday. The 'Beechmont Estate' is smart casual attire and must be pre-booked for access through the security gate. If you are looking for that ideal place to call home and a great community atmosphere, I highly recommend you arrange to see this property ASAP before its too late. Only 35 minutes to Broadbeach/Burleigh Heads or 15 minutes to Nerang. Main residence: * Three great size bedrooms PLUS study nook - fantastic floor plan with great separation of bedrooms * Spectacular views of Hinze Dam and beyond towards Springbrook and ocean vistas * Stone kitchen - s/s appliances, induction cooktop large pantry, breakfast bar PLUS additional preparation space * Large outdoor undercover entertainment zone - extension of living and a perfect place to unwind and take in those views * Circa 2020 with absolutely nothing to spend but enjoy this newly built steel property * Open plan living/dining with cosy fireplace & reverse cycle will keep you warm over the chilly Winter nights * Owner builder home with granny flat underneath main residence - pitched ceiling height of up to 3.9m in living space * Approx floor size - main residence and studio - 369sqm * Approx rental return on main residence \$1095 per week Guest House: * Comfortable size fully self-contained with separate entrance from house * Well appointed kitchen, large bathroom and good size bedroom * Two separate balconies - private with views from living/bedroom * Reverse-cycle for climate control comfort and undercover parking * Approx rental return of \$300 per week - studio underneath house Cottage * Located towards the top of the block away from the house * Mezzanine style two storey home with great size living/dining * Cosy fire place, recently renovated, large slate style bathroom * Upstairs bedroom with balcony with sweeping mountain views * Approx floor size 189sqm. 2KW of solar to entire property * Approx rental return on caretakers cottage \$695 per week * Also in close proximity to cafes, wineries like Beechmont Estate, Lamington National Park, Binna Burra, Springbrook National park * Rates approx. \$1165 per 6 months (investor cat B). Tank water = no water rates * 4x3m Tool Shed * 50,000L drinking water tanks * 10,000L Firefighting water tanks * 5,000L spring fed garden water tank PLUS small dam with running stream through property * Great position with beautiful sunrises over the dam & mountains * Local café and General store within walking distance * Total rental return on all 3 properties approx \$1800 per week! * Currently cottage is rented on month to month rental at \$695 per week For further information on this home or to arrange an inspection, please call Michael Ellis on 0402 858