

# 33 Sugarloaf Road, Stanthorpe, Qld 4380

## Lifestyle For Sale

Wednesday, 7 February 2024

33 Sugarloaf Road, Stanthorpe, Qld 4380

Bedrooms: 6

Bathrooms: 6

Parkings: 7

Area: 5866 m2

Type: Lifestyle



Andrea Sommerville

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## Expressions of Interest by 28 February 2024

Your Chance to Secure This Exquisite Bed and Breakfast Retreat – a Luxurious Home away from Home We are delighted to bring “Loggers Rest Bed and Breakfast” to the market, rarely does a property of this calibre become available. This exceptional property has a purpose built, stunning Colonial style home as its focal point. It is a sought after and award winning destination, being Ranked No.12 B&B in the whole of Australia on Tripadvisor, due to its consistent 5 Star guest reviews. New owners can have a beautiful lifestyle with the opportunity to make a healthy income. Idyllic Location - discover the epitome of refined living and entertaining, nestled on over 1 acre of established grounds and gardens, this exceptional bed and breakfast property offers a haven of tranquility and sophistication. Just \*3 minutes drive from Stanthorpe’s main street, in the sought-after Granite Belt region, renowned for its National Parks, over 50 Wineries, and gourmet delights. This property also affords guests the opportunity to take a leisurely 10 minute stroll to town for dinner and/or a short taxi ride back. Established 22 years with forward bookings and loyal repeat guests. Logger’s Rest is being offered on a W.I.W.O basis including the beautiful furnishings and decor. Property Highlights – The homestead’s wrap around verandah is perfect place to relax with a glass of wine and soak up the natural surroundings. Many a night has been spent stargazing at the stunning night sky whilst relaxing by the crackling firepit. Logger’s Rest offers a seamless blend of modern elegance and timeless charm. Every bedroom is a private sanctuary, adorned with luxurious furnishings, plush bedding, and enchanting decor. Guests wake up to the serene beauty of the Granite Belt and are guaranteed a comfortable, relaxing and private stay. Featuring four beautifully appointed, private guest suites with ensuites at the northern end of the homestead. Each room is a sanctuary of comfort and style, meticulously designed for the utmost relaxation and reverse cycle air-conditioners for year round comfort. Separated by the living areas and at the Southern end of the homestead, is the spacious Master suite with walk-in-robe, beautiful bathroom and office. This Master Suite can be used as a guest suite or utilised by onsite owners/managers. At the rear of the homestead is a large barn with 3 lockup garages plus a large self-contained studio apartment with kitchenette and bathroom. This studio could be offered as a guest entertainment area, further guest accommodation or owner/manager residence. (subject to any Council approvals). Guest suites are booked on an individual basis or the whole homestead can be booked for groups / families. There are two separate and spacious cosy guest lounges and elegant dining areas with wood burning fires. A further enclosed verandah for relaxation and dining. The centrally located kitchen is well appointed and combines country charm with modern functionality. Equipped with stainless steel appliances including gas cooker, electric oven, fridge/freezer, dishwasher, Caesar stone bench tops and breakfast bar. You will be delighted with the large walk-in pantry located right next to the kitchen. Laundry is large with plenty of storage and comes with 10kg washing machine and 2 dryers. The established garden is watered from the rainwater tanks by an automatic watering system, turn to taps and its done. Other features: - NBN available - 4 Bay carport - Solar panels - Town water with an additional \*66,000 litres of rainwater storage over 3 tanks - Charming wood storage shed with established garden. - Business collateral included – website, booking platform, marketing and branding pack An unparalleled lifestyle awaits: Whether you’re seeking a luxurious private residence or envision a thriving bed and breakfast business, this property offers a rare opportunity to live the lifestyle of your dreams. All the heavy lifting has been done, the business is in place, repeat visitation is remarkable and you can just walk into the property and enjoy. Investment Potential: With its prime location and exquisite features, this property presents a savvy investment opportunity for the astute buyer. Don’t miss the chance to own a piece of Granite Belt luxury living. Full financial information and Information Memorandum available on request. Contact Andrea today to schedule a private tour and discover the extraordinary possibilities that await you in this prestigious Granite Belt retreat. Seize the opportunity to make this exceptional bed and breakfast property your own!!! Disclaimers: COVID-19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.