

**SEACORP
PROPERTIES**

— 40 HA RURAL HOLDING · SCENIC RIM, QLD

Carneys Creek Road

Lot 25, Carneys Creek Road, Carneys Creek · Queensland 4310

INFORMATION MEMORANDUM

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**An outstanding 40 hectare
(100 acre) rural bush
property, less than two hours
from Brisbane, and 40
minutes from Boonah, in
South East Queensland's
majestic Scenic Rim.**

Elevated, north-facing and remarkably private, Lot 25 backs onto an unbroken network of State Forests and National Parks, and holds one of the primary headwaters of Carney's Creek. A rare landholding of scale, character and genuine ecological value.

01 INTRODUCTION

Seacorp Properties is pleased to offer to the market Lot 25 Carneys Creek Road, Carneys Creek, Scenic Rim, Queensland, 4310, AUS. A 40 hectare rural bush holding within South East Queensland's Scenic Rim.

The property sits in an elevated, north-facing position with expansive views to the west, north and east, and many of the surrounding mountains and ranges clearly visible. It is close to Lake Moogerah and Lake Maroon, and backs onto a network of State Forests and National Parks.

With a granted development approval, an excavated building platform and a full suite of supporting reports already in place, the site presents a genuine ‘ready to build’ rural lifestyle opportunity of rare scale, privacy and natural value.

EXCLUSIVE AGENT

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CONTENTS

01	Introduction	03
02	The Property	04
03	Location & Landform	05
04	Landscape Analysis	06
05	Water & Catchment	07
06	Power & Electricity	08
07	Cabin Tourism	09
08	Eco-Tourism	10
09	Established Road Networks	11
10	Biodiversity	12
11	Approved Dwelling	13
12	Site Gallery	14
13	Expression of Interest	15

02 THE PROPERTY

ADDRESS	Lot 25 Carneys Creek Road, Carneys Creek QLD 4310
PROPERTY ID	41129260
REAL PROPERTY DESCRIPTION	Lot 25 on SP186949
SITE AREA	40 hectares (100 acres) approx.
LOCAL GOVERNMENT	Scenic Rim Regional Council
ASPECT & ELEVATION	Elevated, northerly · high point approx. 620m

WATER

Holds one of the primary headwaters of Carney's Creek, descending north through a valley into Teviot Creek and eventually the Logan River. Spring watercourses feed a central, largely bush-covered valley; the property features waterfalls.

LAND & BOUNDARIES

Flanked by Carneys Creek Road along the eastern and southern boundaries, and Alford State Forest to the west. Partially fenced along the forest boundary. Open space is suitable for grazing with some clearance and tidying.



AERIAL VIEW · ORANGE LINE DENOTES SITE BOUNDARY · ROAD FRONTAGE EAST & SOUTH

03 LOCATION & LANDFORM

The property occupies an elevated, north-facing setting in the Scenic Rim, roughly two hours from Brisbane and 40 minutes from Boonah. A central valley cuts through the site, flanked by Carneys Creek Road to the east and south and Alford State Forest to the west. A flattened, elevated plateau is a feature near the north-western corner, and a protected pocket of native bush sits toward the north-eastern corner.



CONTOUR SURVEY · 25M INTERVALS · NORTH TO THE RIGHT

— Site boundary

04 PRELIMINARY LANDSCAPE ANALYSIS

A preliminary reading of the site identifies five distinct landscape zones, from protected native bush and regenerating gully, to open grazing pasture and the single approved building envelope on the eastern terrace.

NORTH-EASTERN BUSH RESERVE

A small but significant stand of mature native trees, recognised and carrying protection status.

→ **DESIGNATE RESERVE**

CENTRAL GULLY & REGENERATING BUSH

Naturally regenerating bush establishing on the steeper slopes, following the riparian patterns of the northern and north-western boundaries.

→ **COVENANT & FENCE OFF**

WESTERN CENTRAL PLATEAU

Some of the flattest land on the property, with small isolated stands of regenerating bush. Well suited to open grazing and pasture.

→ **GRAZING & PASTURE**

SOUTHERN & SOUTH-WESTERN BACKDROP

Elevated, with expansive views to the north and north-east, the outlook and agricultural heart of the holding.

→ **OUTLOOK & AGRICULTURE**

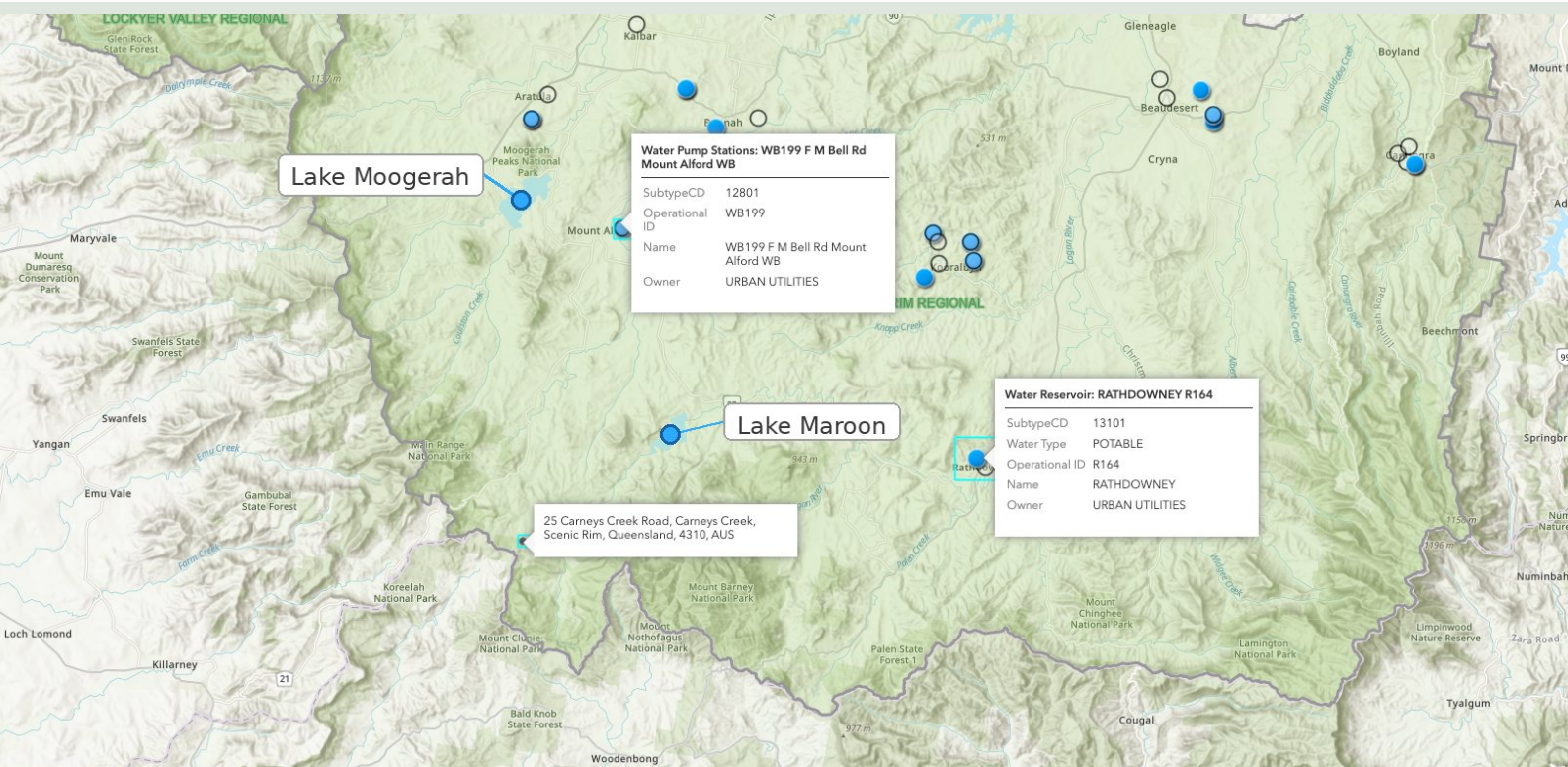
EASTERN SLOPES

Flanks the public road along the eastern boundary. Dramatic views over the central gully west towards Mt Roberts, Mt Superbus and the National Park network. Good access.

→ **APPROVED BUILDING ENVELOPE**

05 WATER & CATCHMENT

Lot 25 holds one of the primary headwaters of Carney's Creek, descending north through a valley into Teviot Creek and eventually the Logan River. The property sits within a well-watered pocket of the Scenic Rim, close to major lakes and the regional potable-water network.



REGIONAL WATER INFRASTRUCTURE · DISTANCES MEASURED AS THE CROW FLIES

~10km

LAKE MAROON

Nearest major lake

~21km

LAKE MOOGERAH

Lake & dam

~23km

MT ALFORD

Reservoir R143 · potable

~32km

RATHDOWNEY

Reservoir R164 · potable



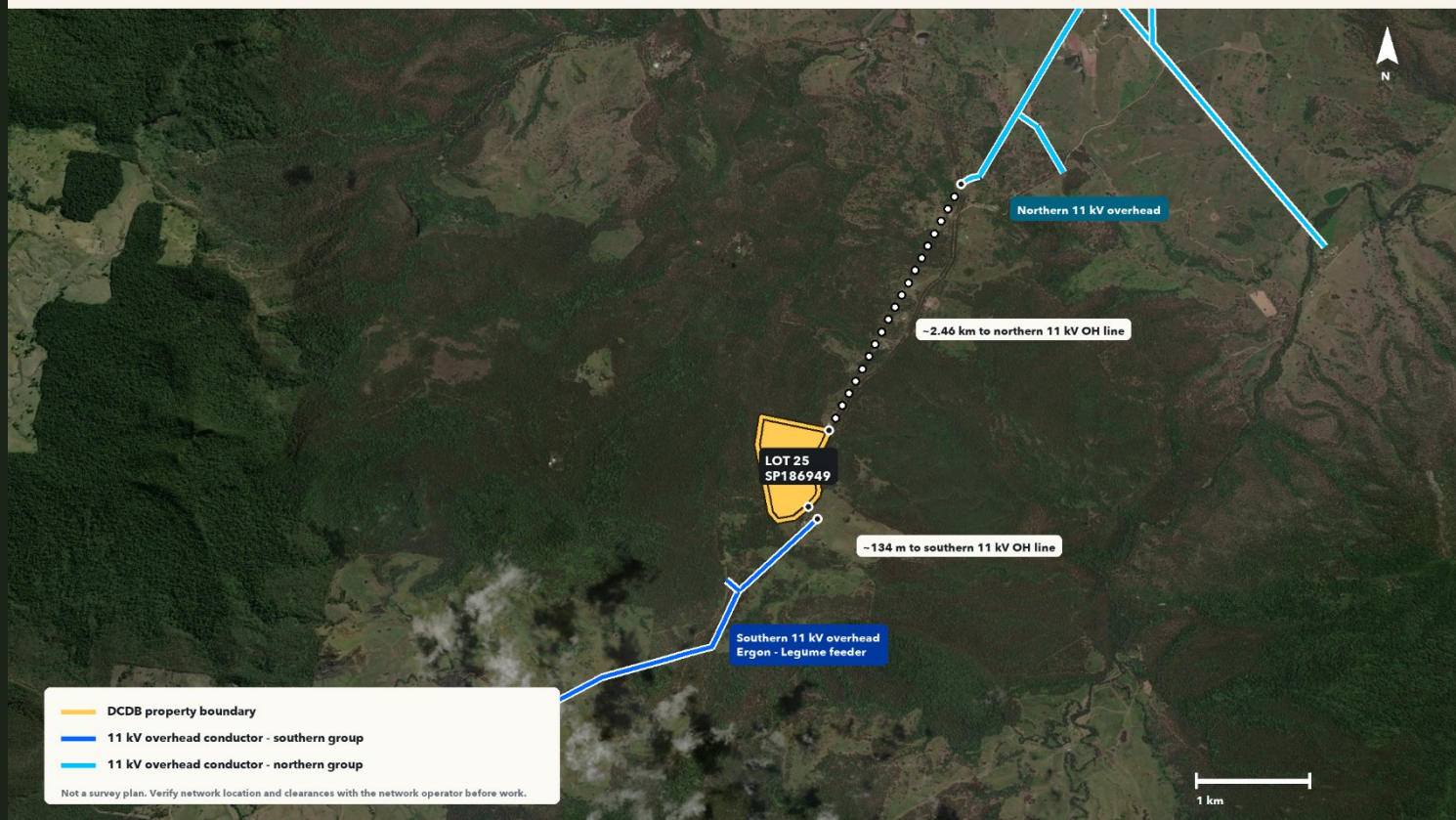
Spring watercourses rising from the southern backdrop feed the central valley through much of the year, and the site features seasonal **waterfalls**, a rare natural water asset at the very head of the Carney's Creek system.

06 POWER & ELECTRICITY

Lot 25 sits close to Ergon Energy's 11 kV overhead network. The southern 'Legume' feeder runs within roughly 134 metres of the boundary, offering a short connection path, with a second 11 kV line around 2.46 km to the north.

Lot 25 SP186949 - overhead 11 kV line context

Carneys Creek, Scenic Rim Regional - distances are approximate from DCDB parcel boundary to BYDA/Look Up and Live overhead conductor features



Sources: Queensland DCDB cadastral parcels; BYDA Look Up and Live / QLDUAL overhead network data; Esri World Imagery basemap. Network refresh date in feature attributes: 15 Jun 2026. Measurements rounded from downloaded web GIS geometry.

OVERHEAD 11 KV LINE CONTEXT · INDICATIVE BYDA / LOOK UP AND LIVE DATA · CONFIRM WITH ERGON ENERGY BEFORE WORKS

~134_m

SOUTHERN 11 KV OVERHEAD

Ergon 'Legume' feeder · nearest connection

~2.46_{km}

NORTHERN 11 KV OVERHEAD

Nearest northern conductor group

07 CABIN TOURISM

The Scenic Rim is one of South East Queensland's strongest short-stay markets, driven by couples and small groups seeking privacy, views and nature within two hours of Brisbane. Lot 25's elevated, north-facing platform, established access and surrounding State Forest outlook are precisely the attributes this market pays a premium for, positioning the holding for a boutique cabin or off-grid retreat use, subject to approvals.



ELEVATED OUTLOOK FROM THE HOLDING

VIEWS & PRIVACY

An excavated building platform with sweeping west, north and east aspects over the ranges, with no visible neighbours, suits a signature view-oriented cabin or small cluster of pods.

READY FOUNDATIONS

Development approval, formed internal access and supporting reports are already in place, materially shortening the pathway from purchase to first paying guest.

DRIVE MARKET

Under two hours from Brisbane and 40 minutes from Boonah, squarely inside the weekend drive market that underpins Scenic Rim occupancy year-round.

PROVEN ON THIS ROAD: HANOOB VIEWS

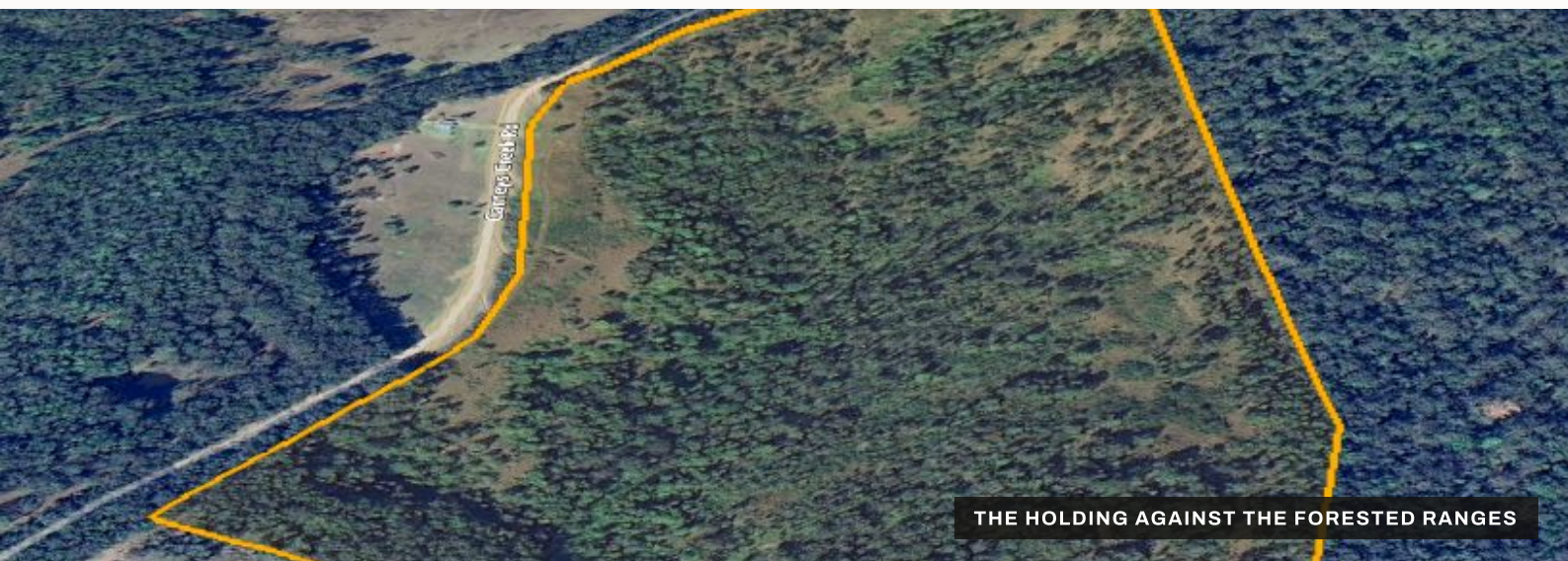
An established, trading benchmark sits only a few kilometres away on the same road: Hanoob Views (2278 Carneys Creek Road) operates three self-contained country stays (The Hideaway, The Villa and The Cottage) marketed on Scenic Rim views, serenity, star-filled skies and pet-friendly escapes, roughly 20 minutes from Boonah.

Lot 25 offers the same catchment and character with a materially more elevated, more commanding outlook: evidence that guest demand already exists on this road, with headroom for a higher-positioned offer.

Any short-stay accommodation use is subject to Scenic Rim Regional Council planning approval. Comparable operator details from publicly available material; indicative only, not an income projection.

08 ECO-TOURISM

Beyond accommodation, the property's ecological assets are themselves the product. Backing directly onto an unbroken network of State Forests and National Parks, and holding a primary headwater of Carney's Creek, Lot 25 lends itself to low-impact, nature-based experiences that trade on what is already here, not on what must be built.



THE HOLDING AGAINST THE FORESTED RANGES

WALKING & TRAIL EXPERIENCES

Established internal tracks and the adjoining forest network support guided bushwalks and private trail access as part of a retreat offer, with the Mount Barney ranges as the backdrop.

WILDLIFE & BIRDWATCHING

Remnant bushland contiguous with protected forest brings the wildlife to the property, a genuine draw for birdwatchers, photographers and nature-focused guests.

DARK-SKY STARGAZING

Remote from town lighting, the elevated platform offers exceptional night skies, a low-cost, high-value experience already marketed successfully by operators in this valley.

HEADWATER & CONSERVATION STORY

Holding a primary headwater of Carney's Creek gives the property an authentic conservation narrative: the foundation of a credible eco-retreat brand rather than a marketing veneer.

PLANNING PATHWAY

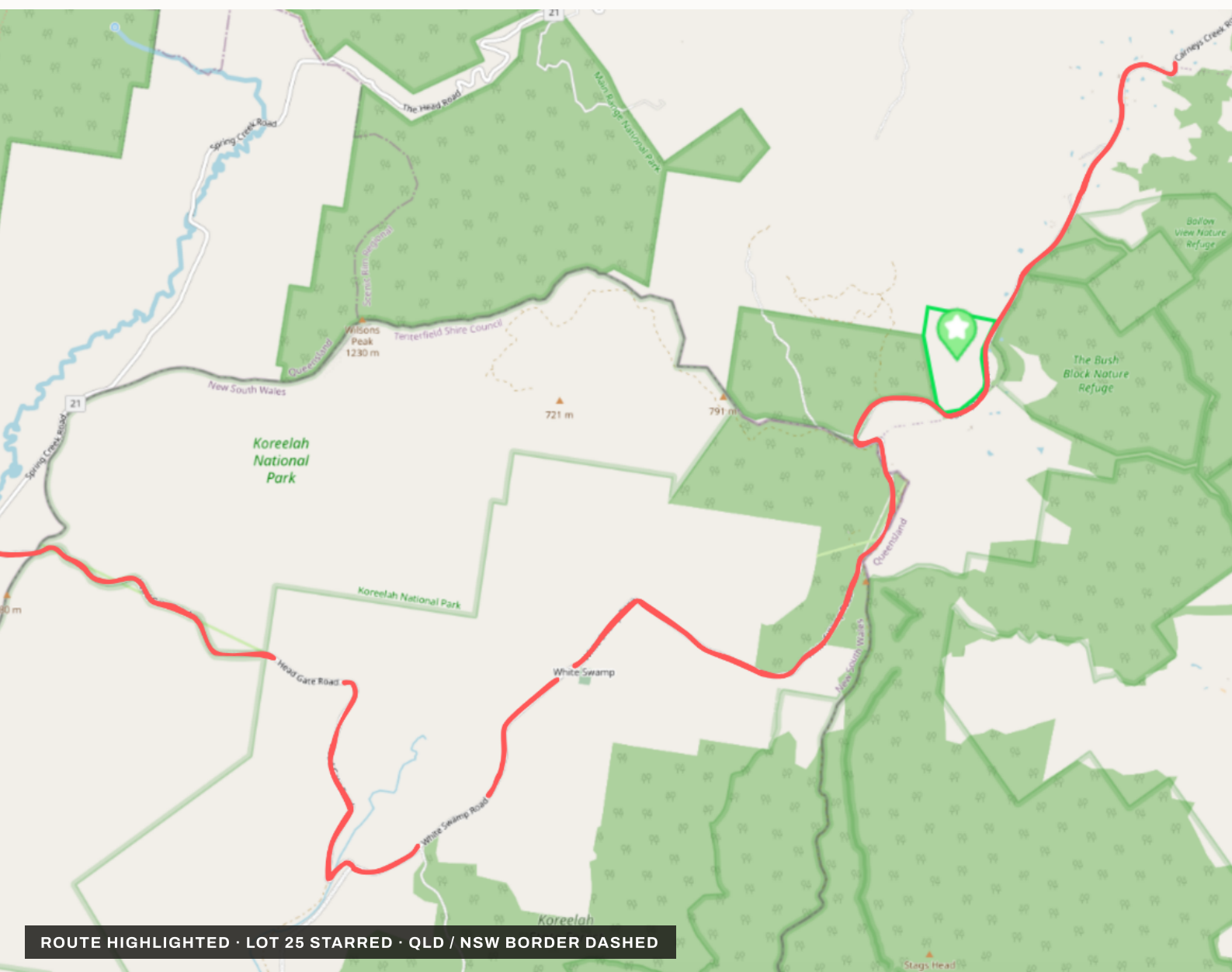
Nature-based and low-impact tourism uses in the Scenic Rim rural zone are assessed by Scenic Rim Regional Council, which actively supports agri- and eco-tourism in its regional strategies. The existing development approval, building platform and technical reports provide a strong starting position for any future application.

Eco-tourism uses are indicative concepts only and subject to planning approval, environmental assessment and relevant State requirements. No approval for tourism use is currently in place.

09 ESTABLISHED ROAD NETWORKS

The property benefits from access to established public road infrastructure connecting the Scenic Rim region with key freight and logistics destinations, including Brisbane and the Port of Brisbane. On the Queensland side, access is provided via Carneys Creek Road, which functions as a secondary road network before reaching the junction where the route connects through the Carneys Creek Road connector and Head Road. This provides an established road corridor from the property toward the broader Queensland transport network.

The route also connects with White Swamp Road on the New South Wales side, providing an established local road connection through the surrounding rural and resource areas. Together, these road networks may support the movement of hard-rock quarry materials from the source area toward downstream markets and export infrastructure, subject to relevant transport approvals, load limits, haulage conditions and authority requirements.

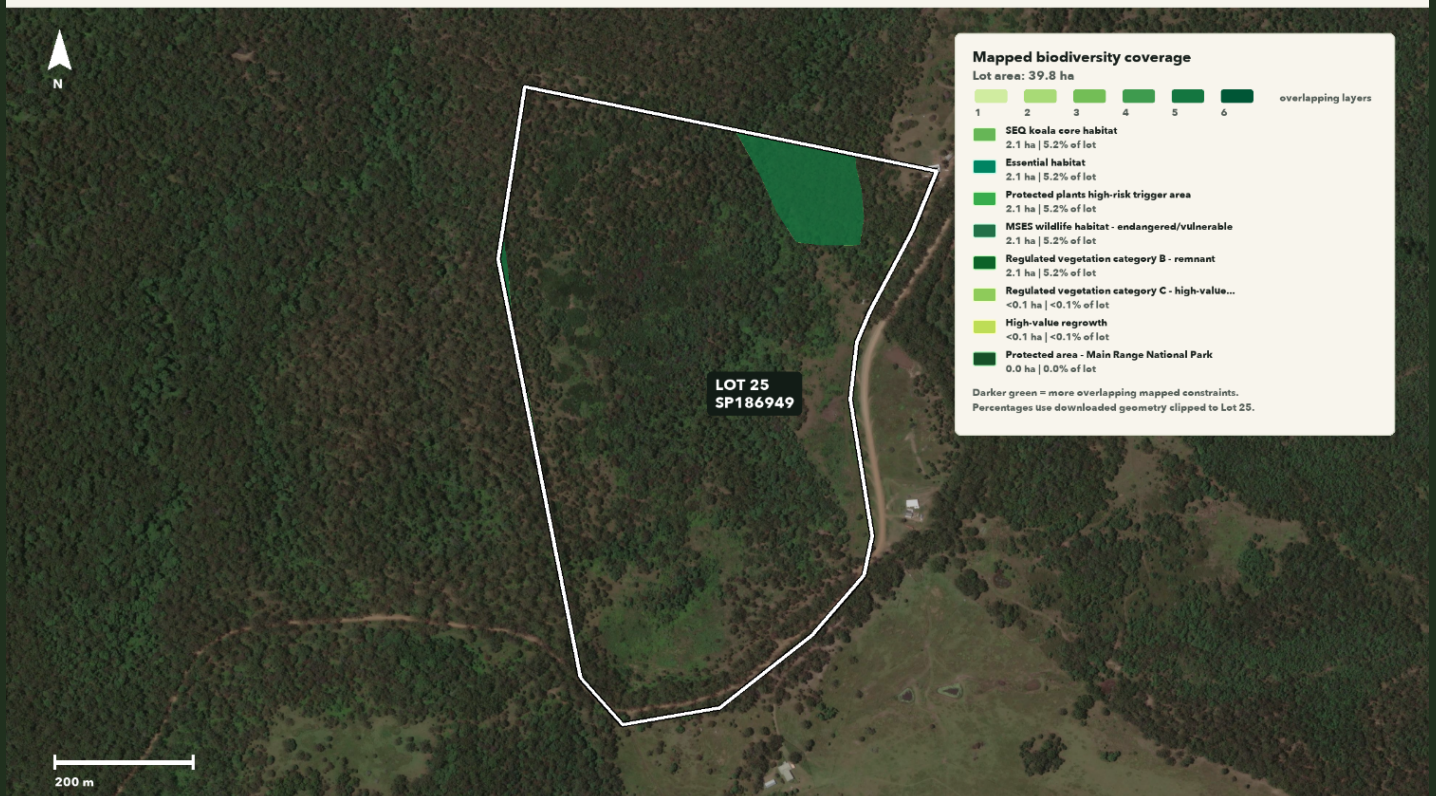


10 BIODIVERSITY

Queensland Government biodiversity, vegetation, protected-plants and MSES mapping, clipped to the parcel. Mapped constraints are concentrated in a single patch of about 2.1 ha (roughly 5% of the lot) where several layers overlap; the remaining ~95% carries no biodiversity constraint beyond base regional-ecosystem mapping.

Lot 25 SP186949 biodiversity constraints overlay

Queensland Government biodiversity, vegetation, protected plants and MSES mapping clipped to the parcel



Sources: Queensland DCDB cadastral parcels; Queensland MSES; Vegetation Management; Regional Ecosystem Mapping; Protected Plants Trigger Map; Eri World Imagery. Indicative mapping only, not a field ecological survey.

INDICATIVE QUEENSLAND GOVERNMENT MAPPING · NOT A FIELD ECOLOGICAL SURVEY

94.7%

37.6 ha

No biodiversity constraint beyond base RE mapping

5.2%

2.1 ha · 5 layers

Koala core & essential habitat, MSES, protected plants, category B remnant

<0.1%

0.03 ha

Category C high-value regrowth (tiny sliver)

Clearing or development within the mapped constraint patch may trigger vegetation-management, protected-plant, koala-habitat or MSES assessment. Verify with a qualified ecologist before any clearing.

11 APPROVED DWELLING

HOUSE CONCEPT & APPROVAL

Site analysis identified the eastern terrace, adjacent to Carney's Creek Road, as the preferred building location for its topography, aspect and ease of access. A house design was developed and presented to Scenic Rim Regional Council for development approval.

The proposal was approved, and a building platform has been excavated.



A GENUINE HEAD-START

The approved dwelling and completed earthworks remove much of the time, cost and uncertainty typically associated with building in a remote rural setting, allowing an incoming owner to move toward construction with confidence, while the balance of the holding remains free to enjoy as private bushland and grazing.

DOCUMENTATION AVAILABLE TO A PURCHASER

- ◆ House Design Concept
- ◆ Construction Drawings
- ◆ Bush Fire Risk Management Plan
- ◆ Site Landscape Analysis Plan
- ◆ Site Access Approval Plan
- ◆ Effluent Disposal Site Evaluation
- ◆ Geotechnical Report
- ◆ Scenic Rim Development Approvals

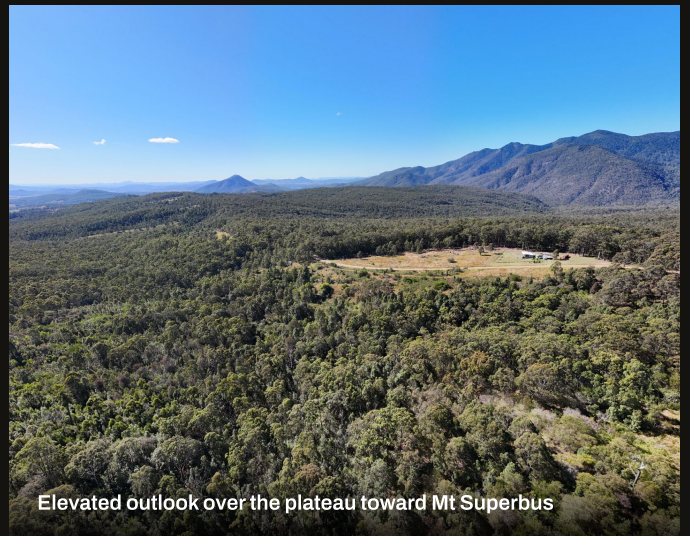
12 SITE GALLERY



Carneys Creek Road winding past the homestead and open pasture, ranges beyond



Access track descending the central valley toward the ranges



Elevated outlook over the plateau toward Mt Superbus



Aerial boundary · road frontage to east & south

13 EXPRESSION OF INTEREST

METHOD OF SALE

Lot 25 Carneys Creek Road is offered for sale by Expressions of Interest. Interested parties are invited to register their interest with the exclusive agent to arrange inspection and access to due diligence material.

DUE DILIGENCE

A full suite of supporting reports and approvals is available to genuine buyers, including the granted Scenic Rim development approval, construction drawings, and site management plans.

YOUR OFFER

Offers should be submitted to the exclusive agent and address, at a minimum:

- Nominated purchaser or entity
- Purchase price & deposit amount
- Timing of deposit and settlement
- Any funding or due-diligence conditions

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This Information Memorandum has been prepared on behalf of the Vendor. It provides general information regarding the subject property and the opportunity available, and is produced solely as a general guide for interested parties. It does not constitute valuation advice or an offer. Areas and figures are approximate. Any development potential is subject to council and statutory approval (STCA). The Vendor reserves the right to modify, postpone or withdraw the proposed sale at its sole discretion. Interested parties should make their own enquiries and rely on their own investigations.



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