



## 415 The Narrows Road, MOUNT LARCOM, QLD 4695

Your Rural Escape! 415 The Narrows, Mount Larcom- Ready Now!

Set on the peaceful outskirts of Mount Larcom, 415 The Narrows Road is a picturesque 51 hectare rural holding that blends local history, natural beauty and genuine lifestyle potential. Just 4km from Mount Larcom township, 30 minutes to Gladstone, and 45 minutes to Rockhampton, this charming property offers an exceptional balance of convenience and timeless country appeal.

### The Land

Spread across 51 hectares of mostly cleared land, the block features scattered native trees and is zoned predominantly white, with blue zoned areas positioned toward the rear-ideal for running horses, cattle or sheep, making it an excellent hobby farm or lifestyle retreat.

The property is thoughtfully set up with:

- Two dams, one recently cleaned and deepened
- Two bores, including a 16m solar powered primary bore and a vintage windmill bore that gravity feeds to the house and cattle yards

**TYPE:** For Sale

**INTERNET ID:** 300P190851

### SALE DETAILS

**Offers over \$749,000!**

### CONTACT DETAILS

**Jay Murray-Lowe**  
0497 508 122

- Five 27,000L water tanks (two for bore supply, three for household)
- 15,000L tank plumbed to the renovated outbuilding
- Cattle yards with steel crush, loading ramp, timber holding pens and laneway
- Open sided shed and tool shed (both requiring some maintenance)
- Established orchard with over 38 fruit trees
- Paddock division: two large main paddocks plus four smaller holding paddocks

Conveniently, The Narrows Road Boat Ramp-renowned for its access to the Great Barrier Reef-is just a 24km drive away.

### The Queenslander

The original Queenslander home is an unfinished renovation project, offering the perfect canvas for someone with vision. Many of the expensive and difficult jobs have already been completed, including:

- New roof
- Removal of asbestos
- Updated wiring
- Renovated bathroom
- Renovated kitchen
- Installation of 10kW solar system

The home includes:

- Four bedrooms
- One bathroom with shower over bath
- Generous kitchen with walk in pantry space

With the right finishing touches, this character-filled Queenslander could be transformed into a magnificent country homestead.

### Renovated Outbuilding-

An additional fully renovated outbuilding adds extra flexibility. With the right layout, it could accommodate:

- Two bedrooms with built in robes
- A comfortable kitchen
- A spacious bathroom

Perfect for extended family, guests, or potential rental use.

### Your Lifestyle Opportunity

Lifestyle properties of this scale and setup are increasingly rare. 415 The Narrows Road is attractively priced, well located, and ready for its next chapter.

Call Jay today to arrange your private inspection or discuss the property further.

- Land Area 51 hectares
- Bedrooms: 4
- Bathrooms: 1
- Floorboards









