

11 La Spezia Court, Isle Of Capri, Qld 4217



House For Sale

Tuesday, 30 January 2024

11 La Spezia Court, Isle Of Capri, Qld 4217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 675 m2

Type: House



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Auction

Versatile Opportunity on Main River. Crowned by a single-level house and brimming with upside potential, this prime Main River block presents a versatile opportunity in a central pocket. Located in Isle of Capri and near to the larger lifestyle precincts of Broadbeach and Surfers Paradise, the property offers easy access to patrolled beaches, shopping and dining. The existing residence is functional and well-maintained with a family-friendly floor plan. A waterfront master suite is the hero of four sizeable bedrooms, while two separate living zones provide space for residents to spread out and relax. A recessed ceiling enhances the sense of space in the open and airy living, dining and kitchen area, where sliding doors open onto an expansive covered entertaining space that takes in a scenic outlook over wide water towards the cityscape. Mature trees lend shade to flat front and rear lawns, encouraging children and pets to play. A pontoon and boat ramp ensure boating enthusiasts are able to make the most of direct access to Main River. As it is, the home could be comfortably lived in or leveraged to earn a rental income. Alternatively, those looking to maximise the property's value could undertake a renovation or build a new luxury residence suited to the premier waterfront block.

The Highlights:

- Single-level house on 675m²* waterfront block
- 17.2m* of Main River frontage
- Water and city skyline views
- Central locale close to beaches and lifestyle precincts
- Pontoon and boat ramp; flat front and rear lawns
- Covered entertaining area with water and city views
- Open living, dining and kitchen area has recessed ceiling and access to covered entertaining
- Kitchen has oven, four-burner electric cooktop, rangehood, dishwasher, double sink, utility station, central island with storage and seating
- Master bedroom has walk-in robe, outdoor access, water and city views; ensuite with spa bath, shower, double vanity, private toilet and heated towel rail
- Three additional bedrooms have built-in robes, two have outdoor access
- Bathrooms have floor-to-ceiling tiles
- Laundry with large storagae room and access to external drying court
- Oversized double garage
- Ducted air conditioning with ActronAir and ZoneTouch 3 systems

This central pocket of Surfers Paradise is favoured for its proximity to key conveniences. Albert Park is 500m away, where you can exercise, play or walk the dog. Sorrento Shops are conveniently located at 300m, while Capri on Via Roma is 1.8km. The vibrant lifestyle precincts of Broadbeach and central Surfers Paradise, which offer patrolled beaches and a host of shopping, dining and nightlife venues, are within 4.5km. Families will appreciate proximity to highly regarded private schools, including The Southport School and St Hilda's School, which are only 7.5km distant. Explore the versatile potential of this prime riverfront block with an existing residence – contact Sam Guo 0423 064 310 and Julia Kuo 0402 668 885. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.