

**3/40 Via Roma, Isle Of Capri, Qld 4217**



**Villa For Sale**

Saturday, 18 November 2023

3/40 Via Roma, Isle Of Capri, Qld 4217

**Bedrooms: 3**

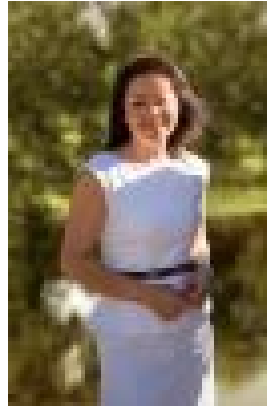
**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Mitch Palmer  
0755922706



Sabrina Chen  
0755922706

## Auction

A statement of style in this cosmopolitan streetscape, this architect designed sophisticated Capri residence offers a rare, private low maintenance lifestyle seldom found. Spacious, light-filled and awash with high end finishes, this three bedroom residence promises contemporary inner city living in this vibrant pocket of Isle of Capri where everything you could need is at your fingertips. At only 7 years young, rejoice in the beauty and quality of suspended concrete construction with attention to detail evident throughout. A practical design with open-plan flow, intelligent design elements and a seamless integration with outdoor spaces. The outdoor courtyard is amongst the most perfect you will see with retractable blinds making this space like another living area or a glamorous entertaining space that can be used all year round. It's also the perfect garden courtyard for small pets. Enjoy a designer showpiece kitchen with walk in pantry, three spacious bedrooms, a deluxe master suite with oversize walk in robe and ensuite, two contemporary bathrooms plus powder room, and an upstairs living area that is also perfect for a home office / study space. Positioned in a truly desirable location, you will love the convenience to vibrant 'Capri on Via Roma' fine dining and shopping precinct, parks, schools, the Light Rail and the Beach. Be quick as these rare offerings don't last long! Featuring: \* Encompassing 304m<sup>2</sup> (33Sq) of contemporary high end living \* Perfect lifestyle home for those downsizing with low maintenance surrounds \* Designer kitchen with feature marble island bench, study nook & walk in pantry \* Open plan design, seamless indoor/outdoor flow, fully telescopic sliding doors \* Ducted zoned air-conditioning, alarm system & intercom \* Double lock up garage plus storage, pet friendly with courtyard \* Private, Gated estate of just 4 villas, low body corporate fees \* Full concrete construction \* Irreplaceable in the current market, never to be repeated again due to development zoning

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. 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.