

**55 Rapallo Avenue, Isle Of Capri, Qld 4217**



**House For Sale**

Thursday, 9 November 2023

55 Rapallo Avenue, Isle Of Capri, Qld 4217

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1034 m2**

**Type: House**



Eddie Wardale

0408881678

## Auction

This brand new waterfront masterpiece is more than a home; it's a celebration of timeless Hamptons glamour and grandeur. Proudly positioned on a 1034m<sup>2</sup> north-facing block and boasting dazzling skyline views that stretch from Broadbeach to Surfers Paradise, every last detail has been carefully considered here. Flawless European Oak floors grace each level, complemented by classic VJ and dado panelling. A coffered ceiling in the formal lounge is another traditional touch, while the luxe, light-filled living room features oversized picture windows that frame an idyllic outlook. For more intimate gatherings, an entertaining lounge with a built-in bar awaits, plus take advantage of the exquisite kitchen and butler's pantry, where custom cabinetry, Silestone benches and superior Gaggenau appliances, make everyday cooking or catering easy. Upstairs, a sitting room opens to a terrace with sweeping pool, water, skyline, and hinterland views, providing an elegant and elevated space to unwind. Four spacious bedrooms with walk-in robes and modern ensuites also await on this level, including a sophisticated master suite appointed with a custom dressing room. A light-filled study beckons downstairs, along with a convenient powder room. Outdoors, embrace the endless possibilities for relaxation and fun. Entertain guests on the covered alfresco terrace or take the party poolside to a pavilion overlooking the sun-soaked 9.5m x 4.5m pool. Share stories under the stars as you gather around the fire pit or enjoy the serenity and space of the grounds, where established gardens, manicured lawns and waterfront decking add to the tranquillity.

**The Highlights:**

- Brand new, magnificent waterfront masterpiece, epitomising traditional Hampton's glamour and grandeur - 1034m<sup>2</sup> north-facing block with dazzling skyline views that stretch from Broadbeach to Surfers Paradise - Flawlessly finished across two supersized levels, featuring European Oak floors, soaring ceilings and classic VJ and dado panelling - Exquisite kitchen and butler's pantry featuring custom soft-close 2pac cabinetry, Silestone benches and island (with 60mm edge), Franke White Fraganite sink, integrated dishwasher and coffee machine, 76cm Gaggenau oven and 90cm Gaggenau induction cooktop- Dining area with pendant lighting - Luxe and light-filled living room with oversized picture windows to frame idyllic views, capped by a soaring double-height ceiling - Entertaining lounge with built-in bar, opens to the alfresco area- Lounge room accented by a coffered ceiling, adjoins a light-filled study- Upper level sitting room, opens to rear terrace with sweeping pool, water, skyline and hinterland views- Stunning master suite with panoramic views, chevron feature wall, dressing room with custom cabinetry and an indulgent ensuite- Three additional bedrooms with walk-in robes and modern ensuites - Laundry with abundant storage, 2pac custom cabinetry, Franke White Fraganite sink and built-in hamper- Downstairs powder room- Double garage plus driveway parking- Covered alfresco terrace with built-in breakfast bar- New 9.5m x 4.5m sun-soaked pool plus adjacent pool house- Fire pit with built-in wraparound seating- Boardwalk-style decking hugs the 28m waterfront perimeter- All new landscaping including extensive planting, manicured lawns, garden lighting, tiled areas, paths and construction of retaining walls- Downstairs sliding/stacker doors with recessed tracks- 6kW solar panels with inverter- Daikin 25kW inverter reverse cycle air-conditioning, fully zoned with individual temperature sensors and My Air 5- New PVC fencing and aluminium gates, including an automated driveway gate that can be controlled remotely- Exterior enriched with Cradle Mountain stone

Immersed in a dress circle setting, make the most of being approx. 15 minutes walk from upscale Capri on Via Roma. A designer shopping and dining precinct, it hosts Harris Farm Markets – the Gold Coast's flagship store – where you can stock up on gourmet groceries. Surfers Paradise beaches, cafes, shops and restaurants are approx. 3km away, while elite schools, TSS and St. Hilda's are within a 6.3km radius. Reward yourself with a turn-key home with all the hard work done - contact Eddie Wardale on 0408 881 678 today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not 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.