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'POSITION, PRICE & POTENTIAL'



784m<sup>2</sup>



# Property Overview

## 'POSITION, PRICE & POTENTIAL'

'The Lido' is without question one of Isle of Capri's most sought-after streets. A quiet cul-de-sac boasting quality residences, where local families come together to create a sense of village.

Situated on an impressive waterfront block with approximately 17 metres of white sandy beach, this site eagerly awaits the vision of its new owners. With direct access to Main River just around the bend, you could not be better positioned!

This four-bedroom house could be improved with a little TLC, or you could renovate to create a very comfortable home. Its potential is untapped, and the possibilities are tremendous. Your new home boasts an open-plan design that flows onto your alfresco waterfront entertaining area with a sparkling salt-water pool, deck and cabana.

Within easy reach of the TSS precinct and offering a quality of life that is world-class, the Isle of Capri has distinguished itself as the GC's premier residential and lifestyle location. From here you can stroll down to Via Roma – a vibrant waterfront marketplace with gourmet eateries, fashion shops, supermarkets and more.

Whether you're looking to make the leap to a waterfront home for you and your family, or you're an investor looking to land bank or redevelop, this property warrants your attention. Whatever you choose to do, your financial future looks brighter with this property in your name!

**\*\*Architectural plans for a stunning new home have been drawn up and are available to the purchaser\*\***



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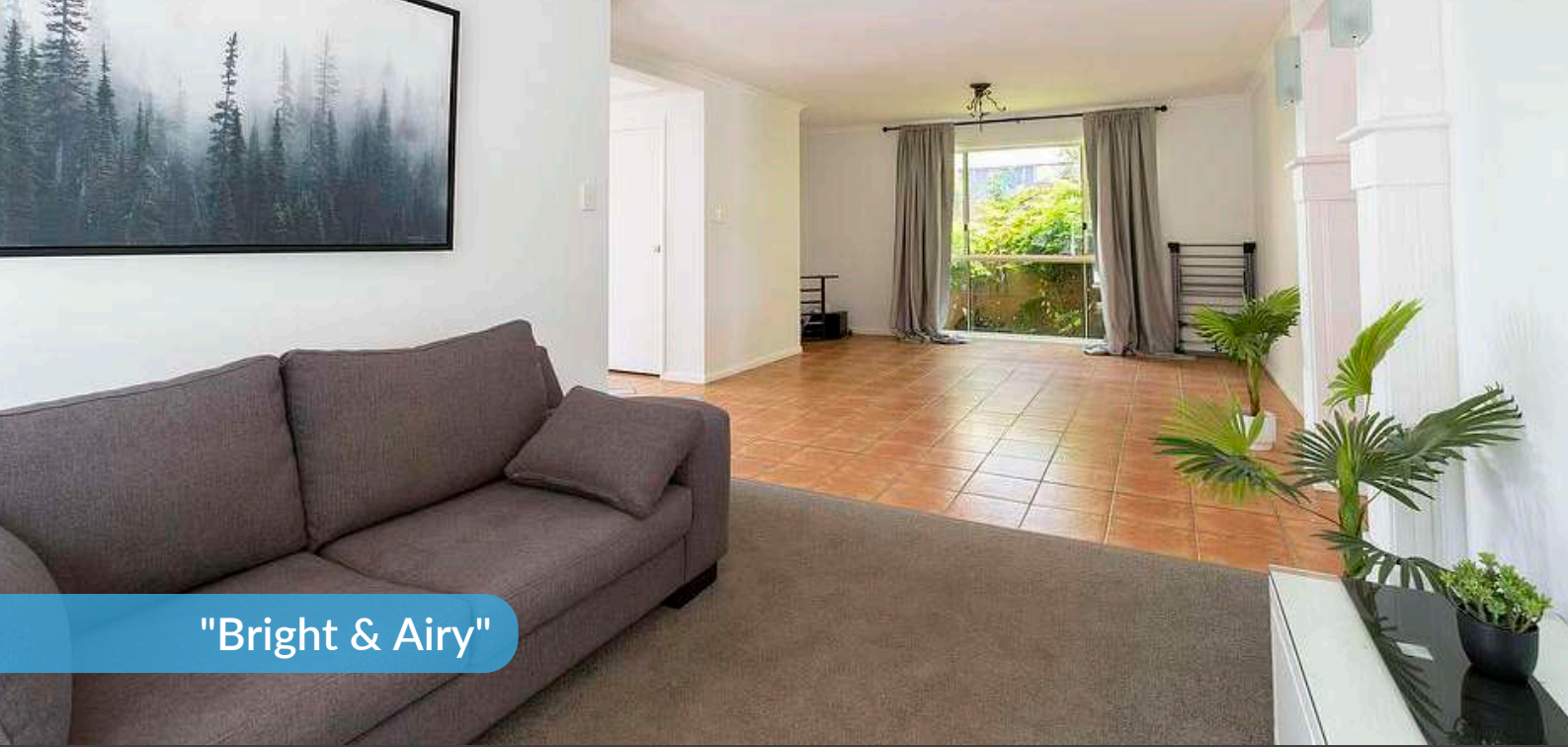


"Cook & Overlook"



"Live Large"





"Bright & Airy"



"Rest & Recharge"





"Splash into Summer"





"Premier Position"

Franquin Park

Surfers Paradise

Property Specifications

- Impressive 784m² Waterfront Block
- Located in the Heart of Isle of Capri
- Prime Cul-De-Sac Position
- Easy & Direct Main River Access
- Approx. 17-Metres of Pristine Water Frontage
- Pontoon & White Sandy Beach
- Redevelopment Potential
- Secure Gated Entry
- Bright & Airy Open Plan Living Spaces
- Large, Fully Equipped Kitchen
- 4 Spacious Bedrooms Plus Study
- Master Bedroom with Ensuite and Walk-In-Robe
- Decked Outdoor Entertaining Area
- Sparkling Saltwater Pool with Cabana
- Architectural Plans for a Stunning New Home Have Been Drawn Up and are Available to the Purchaser
- Secure Double Lockup Carport
- 3-Minutes to Capri on Via Roma Shopping Centre
- 400m to Franquin Park overlooking Adams Basin
- TSS Precinct & 750m to Surfers Paradise State School Minutes from World Renowned Beaches
- 7 Minutes to Home of the Arts (HOTA)
- 10 Minutes to Pacific Fair Shopping Centre

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## Seller's Insights

"You will love life on the Island! Whether you're strolling down to Via Roma for a coffee (or a cocktail!), or going for a walk to the beautiful parks around the corner, this lifestyle is unmatched."

"Once you become accustomed to this position you'll never want to leave... You get to enjoy a quiet waterway, with the luxury of main river and the Broadwater just around the bend!"

"This site has so much potential! The current house is solid, but if you look at what's happening on the street, a brand new architectural build is certainly warranted. Plus, its one of the biggest blocks on the street!"

## Market Analysis

51 Gibraltar Drive, Isle of Capri

Price: \$2,798,000  
Traded: 30 Aug 2024  
Size: 612m<sup>2</sup>  
4 bed, 2 bath, 2 car



60 Gibraltar Drive, Isle of Capri

Price: \$2,280,000  
Traded: 12 Jan 2024  
Size: 612m<sup>2</sup>  
3 bed, 2 bath, 1 car



15 The Lido, Isle of Capri

Price: \$3,150,000  
Traded: 31 Oct 2023  
Size: 594m<sup>2</sup>  
4 bed, 2 bath, 2 car



96 Gibraltar Drive, Isle of Capri

Price: \$2,650,000  
Traded: 23 Jun 2023  
Size: 632m<sup>2</sup>  
5 bed, 4 bath, 4 car



18 The Corso, Isle of Capri (Dry Block)

Price: \$2,860,000  
Traded: 23 Sept 2023  
Size: 574m<sup>2</sup>  
4 bed, 3 bath, 2 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*





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## Suburb Profile

Isle of Capri is a luxurious, sought-after enclave on the Gold Coast, blending serene waterfront living with urban convenience. Located minutes from Surfers Paradise, Isle of Capri offers privacy, sophistication and easy access to high-end amenities.

At the heart of the suburb is Capri on Via Roma, a chic precinct with boutique shopping, gourmet cafes, and fine dining. Here residents enjoy a vibrant, relaxed lifestyle amid scenic parks, walking paths, and waterways perfect for boating and outdoor leisure.

Ideal for families, Isle of Capri is close to leading schools such as The Southport School (TSS) and St Hilda's School, both known for their academic and extracurricular excellence. The suburb's prime location also means seamless connectivity, with public transport links including the G:link tram network and quick access to the Pacific Motorway, making commutes to Broadbeach, Southport and Brisbane convenient.

Known for its prestigious real estate market, Isle of Capri features spacious, architecturally impressive homes, many with private pontoons and expansive waterfront views. Its high demand ensures solid property values, making it a premium choice for investors and homebuyers seeking a blend of luxury and tranquillity on the Gold Coast.

Isle of Capri's community is close-knit yet sophisticated, with gatherings and events at Capri on Via Roma fostering a friendly atmosphere. This exclusive suburb offers a unique balance of scenic beauty, modern convenience, and a strong sense of belonging, creating a truly distinguished lifestyle. For those seeking a prestigious coastal retreat with top-tier amenities, Isle of Capri stands as a prime choice.







# M-MOTION

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