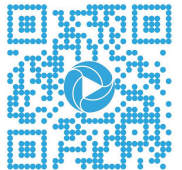




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'ISLAND LIVING, REIMAGINED'



4  2.5  2  250m<sup>2</sup>

# Property Overview

## 'ISLAND LIVING, REIMAGINED'

Nestled in the heart of the Gold Coast's prestigious Isle of Capri, this immaculate residence redefines low-maintenance luxury. An elegant facade immediately captivates, offering a glimpse of the considered craftsmanship that defines every space within.

Set behind a secure gated entry, this two-level home blends sophisticated design with effortless liveability – offering generous proportions, premium finishes, and an enviable indoor-outdoor lifestyle.


Inside, the home unfolds with a light-filled, coastal warmth. The open-plan ground level flows seamlessly – perfect for entertainment and relaxation alike. Framed by louvred windows, and full-length glass doors, your private alfresco area will be home to many a great memory.

Your gourmet kitchen is a space designed to connect and create. Boasting an oversized island bench, brand-new induction cooktop, and a generous butler's pantry, this space has been thoughtfully crafted.

Upstairs, a second living area offers flexibility for families or guests, and four spacious bedrooms – including a serene master suite with walk-in robe and chic ensuite – provide comfortable separation.

Capri on Via Roma is just steps from your front door, while world-renowned beaches, prestigious schools, and Pacific Fair Shopping Centre are mere minutes away.

Glimpses of the sparkling city skyline serve as an ever-present reminder of just how close you are to everything the Gold Coast has to offer! More than just a home – this property offers a lifestyle of ease, elegance, and exceptional convenience.



View as advertised or by appointment  
Auction: On site | Saturday, 10th May 2025 at 11:00am



"Relax In Style"



"Connect & Create"



"Quality Time Awaits"



"Sipping in the Sun"



"Your Private Oasis"

"Life on the Island..."

Surfers Paradise

Capri on Via Roma

Roma Park

Broadbeach

## Property Specifications

- Positioned in the Heart of the Prestigious Isle of Capri
- Architecturally Designed Free-Standing Villa
- Newly Built In 2019
- Ideal Low-Maintenance Design
- Stylish Facade and Security Gate Upon Entry
- Private Forecourt Surrounded by Greenery
- Flaunting High Ceilings & Adorned with Natural Light
- Open Plan Layout Framed by Coastal Shutters
- Quality Kitchen with Butlers Pantry & Induction Cooktop
- Separate, Large Living & Dining Areas
- Glass Stacker Doors Integrate Covered Outdoor Patio -
- Equipped with Fan, Lights & Motorised Alfresco Awnings
- Powder Room & Separate Laundry Downstairs
- Separate Upstairs Living Area with City Skyline Views
- Four Spacious Bedrooms Catered by Two Bathrooms  
Master Boasting Ensuite with Full-Size Bath & WIR
- Ducted Air-Conditioning & New DC Fans Throughout
- Double Lockup Garage with Internal Access
- Crimsafe Door to Laundry. Solar Power
- Metres to Capri on Via Roma Shopping Centre. Home to  
Harris Farm, Fine Dining, Cafes, Boutiques & More!
- Walk to World Renowned Beaches
- Close to TSS, St Hildas & Surfers Paradise State School

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## Seller's Insights

"Once you become accustomed to this position you'll never want to leave... A peaceful street, yet you're literally steps from Capri on Via Roma! Start your mornings at the cafe, stroll to Harris Farm for groceries, or meet friends for dinner nearby. Plus, you've got parks, schools and beaches within a stones throw!"

"Your home will be light-filled from dusk til dawn, and you'll wake up to glimpses of the beautiful city skyline...It's hard not start the day with a sense of gratitude! The security, and little to no maintenance, are icing on the cake!"

"You will love life on the Island - there's a warmth to this neighbourhood. From friendly faces at the post office to families enjoying the parks and playgrounds, there's a real sense of community."

# Market Analysis

3/40 Via Roma, Isle of Capri

Price: \$1,683,000  
Traded: 21 Dec 2023  
Size: 286m<sup>2</sup>  
3 bed, 2 bath, 2 car



1/40 Via Roma, Isle of Capri

Price: \$1,850,000  
Traded: 06 Dec 2024  
Size: 268m<sup>2</sup>  
4 bed, 3 bath, 2 car



2/22 Birt Avenue, Surfers Paradise

Price: \$1,865,000  
Traded: 24 July 2024  
Size: 92m<sup>2</sup>  
3 bed, 2 bath, 2 car



1/20 Vespa Crescent, Surfers Paradise

Price: \$1,500,000  
Traded: 16 July 2024  
Size: 249m<sup>2</sup>  
4 bed, 3 bath, 2 car



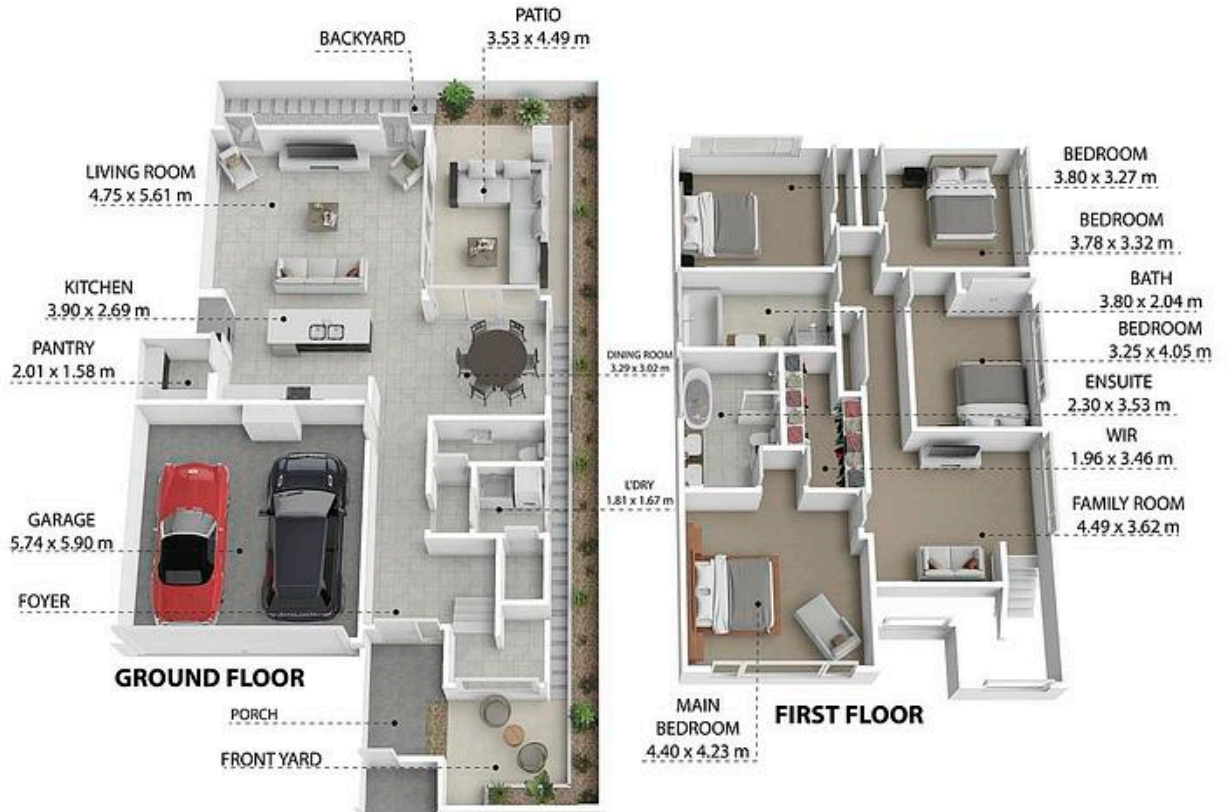
1/40 St Andrews Avenue, Isle of Capri

Price: \$2,295,000  
Traded: 30 April 2024  
Size: 313m<sup>2</sup>  
4 bed, 2 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.*





2/2 ST PAULS PLACE, SURFERS PARADISE, QLD, 4217

TOTAL APPROX. FLOOR AREA 243 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

2/2 St Pauls Place, Isle Of Capri

4 | 2 | 2

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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## Suburb Profile

Tucked between the energy of Surfers Paradise and the calm of the Gold Coast's canals, Isle of Capri is one of the city's most sought-after lifestyle destinations.

Renowned for its prestige and privacy, this elegant enclave offers the perfect balance of laid-back luxury and everyday convenience.

At the heart of the community is Capri on Via Roma, a stylish precinct that brings together gourmet dining, boutique shopping, artisan markets, and vibrant cafés, all just moments from home. Strolls through leafy parks, morning coffee by the water, and the best of coastal living are part of the everyday rhythm here.

Isle of Capri is ideally positioned for families, with The Southport School (TSS) and St Hilda's close by, as well as Surfers Paradise State School just around the corner. With nearby beaches, G:link tram access, and fast connections to Broadbeach, Southport, and the M1, the location delivers on both lifestyle and practicality.

The suburb showcases a diverse mix of impressive homes, many architecturally designed and meticulously maintained. Whether waterfront or inland, properties here benefit from the prestige of postcode, the strength of demand, and the unmatched convenience of central Gold Coast living.

For those seeking a refined, low-maintenance lifestyle in one of the Gold Coast's most iconic neighbourhoods, Isle of Capri offers an exceptional address with enduring appeal.





'Real Estate's New Generation'



**MICHAEL MAHON**

**M** 0414 275 272

**E** michael@m-motion.com.au

1300MYSUCCESS

**LAUREN MAHON, LL.B.**

**M** 0491 111 939

**E** lauren.mahon@m-motion.com.au

[m-motion.com.au](http://m-motion.com.au)