

# 4 Barratta Circle, Trinity Park, Qld 4879



## House For Sale

Tuesday, 12 March 2024

4 Barratta Circle, Trinity Park, Qld 4879

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



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## Offers over \$635,000

If you're looking for your next home, forever home or solid investment opportunity, this nicely appointed Trinity Park property may well be the ticket. Located on an easily maintained 420m<sup>2</sup> corner block, this spacious light-filled home is a mere four years old and still has that new build feel. The oversized entry door opens to reveal the modern tiles that flow throughout the home's living areas. Here you'll also find the first of four bedrooms (currently used as a work from home space) - ideal for guests given its separation from the other three. At the heart of the home is the spacious open plan kitchen, dining and lounge area where cooking, eating, relaxing and entertaining comes into its own. With its feature benchtops, five-burner gas cooktop, under bench oven, dishwasher, dual extra deep sinks, ample storage space and convenient butler's pantry (additional cupboards and bench space), the kitchen is made for entertaining. The combination of cool white decor, energy saving LED downlights, air conditioning and ceiling fans create a tropical oasis that family and friends are sure to enjoy. Radiating off the main living area are the three additional bedrooms. The air conditioned master suite resides privately at the rear of the home and comes complete with a shower ensuite, walk-in wardrobe and direct access out to the covered patio. The remaining two air-conditioned bedrooms are separated by the laundry and family bathroom that provides both bath and shower options and a second separate toilet. Outside, the tiled covered patio provides the perfect place to relax and enjoy the tropical climate against the backdrop of lush easy care lawns and gardens. Side access, a double remote controlled garage, security screening, full privacy fencing, handy proximity to walking trails and parkland and a short drive to Smithfield Shopping Centre and James Cook University complete this appealing package. For all the details or to request an inspection contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)