



**SOLD**

**PERFECTLY POSITIONED FAMILY HOME WITH 5 BEDROOMS + MEDIA IN A PREMIUM POCKET! - OFFERS IN THE HIGH 500'S! -**

**FIRST HOME BUYERS OR INVESTORS DREAM!!!**  
13 THE AVENUE, TRINITY PARK

Located in the manicured 'The Avenue' estate in Smithfield Village, your next home or investment can be found surrounded by beautifully cultivated gardens, water pools, walking and cycling tracks and just moments to popular beaches and facilities.

Whether gathering in the open plan living area or retreating to the separate media room, the thoughtfully designed floor plan allows for ideal separation of space if required. With a choice of comfortable spaces to entertain in, relax in or retreat to; this immaculate low-set family sanctuary cannot help but impress with its enviable lifestyle, impeccable presentation & prized location.

Easily adaptable to a working from home lifestyle, the media room's location at the front of the home offers privacy with clients and minimal disruption to home life. It can also be set up as a separate TV room/study room for the kids, or as a quiet space.

Feature list includes:

- Modern, open-plan design with plenty of natural light
- Centrally located stylish Chefs kitchen with stone benchtops, gas cooktop, with dual pantry and abundance of storage
- Tiled throughout living areas, carpet to bedrooms
- King sized Master bedroom with ensuite and large walk-in robe
- 5 generously sized bedrooms plus media or potential 6th bedroom
- Split-system air conditioning and ceiling fans throughout
- Spacious and private outdoor entertaining area
- Neat, fully fenced yard perfect for kids and pets
- Double lock up garage with internal access
- Separate Internal Laundry
- Beautiful location opposite a park and cycle paths for the kids

The home is ideally located in a sought-after position on the Northern Beaches. Within a few

**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$580,000

**OPEN FOR INSPECTION:**  
N/A



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