

# 23 Ticklie Road, Seville Grove, WA 6112



## House For Sale

Tuesday, 14 May 2024

23 Ticklie Road, Seville Grove, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Con Mathews  
0894959999

## Offers from \$619,000

Super Stylish and superbly functional this brilliant family home built in 2006 boasts features galore and is the last word in style in an ultra enviable location in a brilliant Parkside setting. From the road, the home offers a superb street front presence with lawn and neat and easy care gardens while the home showcases a super classy contrasting grey rendered finish and views out across the parkland reserve to the kids playground. The home offers two living areas with a stylish lounge to the front and the kitchen overlooking the family area to the rear of the home. Comfort of the home is ensured year round with ducted reverse cycle air-conditioning. The living areas are super fresh and have been superbly maintained with the owners attention to detail obvious everywhere you look. The home has recently been painted and there's literally nothing left to do. The bedrooms are all a good size with the master bedroom to the front of the home showcasing an ensuite and walk in robe while the secondary bedrooms are also a good size. Outside there is an awesome paved entertaining area with seamless flow through the wide glass sliding doors that open out into this space. There's easy care limestone retained garden beds with neat clipped hedges, manicured grass for the kids to play and side access through gates. There's also a Solar Power System to keep those bills low. Investors can expect a rent return of around \$650/week. AN ABSOLUTE STUNNER IN A HIGHLY SOUGHT AFTER LOCALE! Call Con Mathews on 0402 235 535 Seville Grove's No.1 Selling Agent