

**19/167 Mortimer Lewis Drive, Greenway, ACT 2900**

**independent**  
PROPERTY GROUP

**Townhouse For Sale**

Saturday, 23 December 2023

19/167 Mortimer Lewis Drive, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 91 m2**

**Type: Townhouse**



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## Offers Over \$689,000

Situated opposite Lake Tuggeranong, this pristine 2-bedroom residence offers picturesque water views while just a short distance to the Tuggeranong Town Centre with shopping, eating and fitness pursuits at your fingertips. Featuring a generous 91m<sup>2</sup> of living, this modern and functional residence perfectly blends lifestyle and comfort to create an urban oasis. Separate living and dining areas share the ground floor with the large kitchen. The kitchen includes an island bench with 20mm stone benchtops, quality AEG stainless steel appliances, an externally ducted rangehood and an abundance of storage space. The front living room receives plenty of natural light from the expansive double glazed sliding doors while the dining area overlooks the enclosed courtyard which leads to the oversized double garage. Upstairs, the main bedroom serves as the perfect retreat with mountain and lake views and its own private balcony. A full-length built-in wardrobe provides plenty of storage space while the luxurious ensuite features a large, wall-hung vanity. There is no shortage of storage space throughout the home, with multiple storage cupboards along with built-in wardrobes to both bedrooms. Other highlights of the residence include timber-look flooring downstairs, reverse cycle heating and cooling, and a digital entrance door lock. This spacious residence is only a short distance to all the wonderful amenities that the Tuggeranong Town Centre has to offer. This includes South Point shopping centre, offering cafes, restaurants, shops, a cinema, public transport & much more. It is clear this home has much to offer its future owner with its superb location coupled with practical & elegant design.

Features:- Spacious 91m<sup>2</sup> of internal living- Water and mountain views- Large internal courtyard with artificial grass and clothes line- Laminate, timber-look flooring downstairs- Double glazed windows and doors throughout- Separate living and dining areas- AEG appliances- 20mm stone benchtops- Reverse cycle heating and cooling- Private balcony to the main bedroom- Luxurious ensuite with floating vanity- Built-in wardrobes to both bedrooms- Large double garage- Opposite Lake Tuggeranong and nearby South Point shopping centre

Figures: Strata levies: \$2,400 p.a approx Rates: \$2,400 p.a approx Land tax (investors only): \$2,900 p.a approx