

39/167 Mortimer Lewis Drive, Greenway, ACT 2900



Townhouse For Sale

Wednesday, 10 April 2024

39/167 Mortimer Lewis Drive, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 144 m2

Type: Townhouse



Sean Tognella

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Offers Over \$700,000

Situated by the shimmering waters of Lake Tuggeranong, lies a haven of comfort and tranquillity. Drawn by the proximity of nature's embrace and the convenience of nearby amenities, this two-storey townhouse became a cherished family abode in 2021. Upon moving in, the homeowners set out to infuse the space with their personal touches and conveniences. Ceiling fans adorned every room, complimented by 'S' fold curtains to the living and master bedroom, and block out roller blinds to the additional bedrooms – casting a cosy ambiance that welcomed them home each evening ensuring a comfort, peace and privacy throughout the home. The residence offers an array of modern comforts to suit daily life. In the heart of the home, a well-appointed kitchen awaits, complete with a brand-new Haier 4-plate induction cooktop, perfect for culinary adventures. Two split-system air conditioners keep the interior comfortable year-round, while remote-controlled ceiling fans, complete with lights, ensure restful nights. Both bathrooms boast floor-to-ceiling tiles, adding a touch of luxury to daily routines, with two large linen cupboards and under stair storage offering practical solutions for tidying away life's essentials. Additionally, an oversized double car garage provides ample space for two vehicles with additional storage options. But beyond the walls of this cherished abode lay the true treasures of its surroundings. The north-facing courtyard, extending off the living space, beckoned with warmth and sunlight, inviting moments of relaxation and connection with loved ones. This outdoor oasis created the perfect backdrop for alfresco dining and cherished memories, where their child could play while meals were made. As the time comes to bid farewell to this beloved home, the homeowner reflects on their leisurely strolls around Lake Tuggeranong, hand in hand with loved ones, watching the sunset upon the water's surface. As they bid farewell to their Greenway haven, the homeowners pass on not just the keys to a townhouse, but a collection of family stories, laughter, and the warmth that makes a house a home.

More details:- Two-storey, three-bedroom, two-bathroom, double car garage townhouse- Master bedroom ft. built-in wardrobe, private ensuite & balcony with glass sliding doors & block out curtains- Fully-tiled private ensuite ft. floating vanity & detachable shower head- Balcony off master bedroom overlooking courtyard ft. glass balustrade- Additional two bedrooms ft. built-in wardrobes, block-out roller blinds & remote-controlled ceiling fans- Open plan living, kitchen & dining- Kitchen ft. double stainless-steel sink, AEG electric oven, brand-new Haier 4-burner induction cooktop & Westinghouse dishwasher- Split system heating & cooling unit to living & master bedroom- Floor-to-ceiling 'S' fold curtains to living & master bedroom- LED downlights throughout- Wood-look vinyl flooring to lower level- Plush carpet to bedrooms & upper level- Fully-tiled bathroom ft. floating vanity & built-in bathtub shower with detachable shower head- Downstairs powder room- European style laundry- Two large linen cupboards- Under stair storage- North facing, spacious courtyard ft. clothesline & timber planter boxes- Oversized, double car, lock up garage ft. internal access- Year Built: 2020- EER: 6 stars- Approx. Lower Level Living: 43.9 sqm- Approx. Upper Level Living: 64.5 sqm- Approx. Garage: 35.9 sqm- Approx. Courtyard: 29 sqm- Approx. Balcony: 6sqm- Approx. Council Rates: \$601 per quarter- Approx. Strata Levies: \$532.03 per quarter- Approx. Sinking Admin Fund: \$81.65 per quarter- Approx. Land Tax: \$741.82 per quarter- Approx. Rental Return: \$650 per week