

**56/163 Mortimer Lewis Drive, Greenway, ACT 2900**



**Townhouse For Sale**

Wednesday, 17 January 2024

56/163 Mortimer Lewis Drive, Greenway, ACT 2900

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 146 m2**

**Type: Townhouse**



Nathan Page  
0261741282



Sophie Spokes  
0452112343

## Offers Over \$879,000

Located in the tightly held development of 'Shoreline Villas' – This impressive 4-bedroom townhouse is perfectly placed for privacy & convenience, located on the water's edge with access to the greenspaces which dominate the area. A must see for all growing families and those looking for an alternative to a high maintenance house. Developed by Nova Builders, one of Canberra's expert builders of terrace homes, you will be immediately impressed with the high level of inclusions and quality finishes put together by Department of Design. All the comforts of home have been allowed for with timber flooring, double glazing, and modern appliances. As you walk through the front door, you will be greeted with a generous living area which is spacious enough to accommodate a large lounge setting with a separate dining area - something rarely found in townhouses. There is also a large dining area that joins the kitchen effortlessly and connects the 2 spaces seamlessly. The kitchen boasts European Stainless appliances and stone benchtops in its makeup. Further to this, the kitchen-dining space provides a wonderful indoor-outdoor connection to the private courtyard. You will also find the full laundry and extra benefit of a downstairs powder room here for the ultimate convenience. Upstairs, you will find the large main bedroom with Walk-in robe & ensuite view an outlook over the tranquil communal greenspace. The other sizeable bedrooms have built in robes and is serviced by a main modern bathroom in the hall with separate bath tub. You will just love the private space and picturesque outlook these rooms have to offer. This townhouse offers access to a vast range of activities right at your doorstep. Just a stone's throw to the learn to ride centre, parkland, Mimi's Cafe and BBQ facilities as well as the Tuggeranong dog park and lake, there is no shortage of opportunity for a family to grow and expand here. So if you have a growing family that you'd like to spend quality time with rather than spending all your time looking after a high maintenance house, or its your first long term home, this townhouse allows you to take advantage of doing so all-within the well-established suburb of Greenway.

**The Lifestyle:** • Tuggeranong Lake • South Point Shopping District • Erindale Shopping Centre • Greenway Park Playground • Learn To Ride Centre

**The Perks:** • Situated in the popular 'Shoreline Villas' development • Secure double garage with access through courtyard • 2-storey design with large & living/dining areas • Impressive indoor-outdoor connection to private courtyard • Stylish & modern kitchen with stone benchtops • European electric cooking, stainless steel appliances & dishwasher • Main bedroom with walk-in robe plus ensuite • Bedrooms 2, 3 & 4 include built in robes • Ducted reverse-cycle heating & cooling system • Low maintenance entertainment area • Ample guest car parking within complex • NBN connection to townhouse

**The Numbers:** • Living size: 146m<sup>2</sup> • Strata \$762 pq approx • Rates \$660 pq approx • Build: 2021 • EER: 6 star