

**58/163 Mortimer Lewis Drive, Greenway, ACT 2900**



**Townhouse For Sale**

Wednesday, 4 October 2023

58/163 Mortimer Lewis Drive, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 115 m2**

**Type: Townhouse**



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**\$695,000+**

This spacious and modern two-storey three bedroom ensuite townhouse is a "must see" within easy access to Lake Tuggeranong and South Point shopping precinct. Situated in popular 'Shoreline Villas', this impressive property offers a relaxing and convenient lifestyle to enjoy with the many activities offered by this fabulous waterside location at your doorstep. The spacious open-plan living area offers a sunny aspect, beautiful timber-look floors and free-flowing convenience to the enclosed rear courtyard for seamless indoor/outdoor living. The stylish and modern kitchen has been thoughtfully designed with stone benchtops, a dishwasher and plenty of storage space. Bedroom three is also located on this level and provides a secluded bedroom option or as a convenient study/work from home space. Upstairs, the HUGE main bedroom boasts plenty of wardrobe space plus a stylish and very spacious modern ensuite. Bedroom two is also very generous in size and features tremendous wardrobe space. The main bathroom features a shower and separate bath, plus there is a separate toilet as well. Car accommodation for two vehicles is provided by a single lock-up garage, PLUS an allocated car parking space. The fully enclosed rear courtyard provides the perfect place to relax and/or entertain or as a secure area for the family pet(s) (subject to Body Corporate approval). Additional features include a European-style laundry, a downstairs powder room, and split-system air-conditioning for year-round comfort. In summary, the many features of this appealing property include:

- Spacious three bedroom ensuite townhouse
- Modern design with pleasing neutral decor
- Open-plan living area with a free-flowing connection to the private rear courtyard
- Stylish and modern kitchen with stone benchtops, ample storage space plus a dishwasher
- HUGE upstairs main bedroom features a built-in wardrobe and large ensuite
- Bedrooms two and three also boast built-in wardrobes
- Main bathroom features a separate bath and shower
- Split-system air-conditioning for year-round comfort
- Spacious and sunny rear courtyard/entertaining area
- Single lock-up garage with remote door, plus a secondary allocated car parking space
- Ample guest car parking within complex
- NBN connection to townhouse
- Adjacent to Lake Tuggeranong foreshore
- Easy access to South Point shopping precinct, Erindale Shopping Centre, Greenway playground/park and Tuggeranong Dog Park
- Living size: 115m<sup>2</sup> (approx)
- Garage: 19 m<sup>2</sup> (approx)
- Car parking space: 12 m<sup>2</sup> (approx)
- Courtyard: 30m<sup>2</sup> (approx)
- Body corporate: \$631.21 per quarter (approx)
- Rates: \$608.37 per quarter (approx)
- Land Tax: \$751.99 per quarter (approx) (if not principal place of residence)
- Built: 2021
- EER: 6 stars