

96/161 Mortimer Lewis Drive, Greenway, ACT 2900

Canberry.

Live Where You Love

Townhouse For Sale

Tuesday, 12 March 2024

96/161 Mortimer Lewis Drive, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type: Townhouse



Mathew Kocic
0261097280

Offers Over \$675,000

Live Where You Love...Picture a lifestyle where you can step outside your front door and only moments stroll you'll be at the shoreline of Greenway where walking tracks await you and the perfect start to each and every day.No matter who you are, 96/161 Mortimer Lewis Drive, Greenway is the perfect opportunity for you to either start or expand your portfolio. This spacious townhouse is a perfect chance for you to secure an excellent home to live in yourself or an enviable home for your tenants to make their own. Modern, spacious and nestled by the lake, this place means serious business and won't last long on the market. With the conveniences of easy public transport links only a short walk away, Southpoint Tuggeranong only around the corner and beautiful walking tracks and parks abundantly available, you'll want for nothing when you move into this cracking home. The townhouse is split across two levels. On the ground floor, there's a great open plan area that combines all of the kitchen, living, dining. The space flows seamlessly and is beautifully appointed with modern finishes - Think chrome tapware, stainless steel appliances, two tone cabinetry and beautiful timber look flooring; each a hallmark of the quality throughout the home. Conveniently, there's a downstairs powder room off the kitchen and a European design-inspired laundry too. The double garage means serious business as well with top notch flooring and feature panelling along the walls and is only a stumbling distance from the kitchen, meaning quick and easy trips with handfulls of shopping from the car boot. To top it off, large glass sliding door leads from the living area at the front of the room out to the neat front courtyard, which is super secure and astroturfed for low maintenance. Upstairs are three large bedrooms, with a built-in robes. The main bedroom boasts its own reverse cycle split system air conditioner, as well as a contemporary ensuite. The main bathroom is back off the landing, servicing the two remaining bedrooms. It's modern, a good size and is smartly designed with a shower over the bath. This savvy townhouse ticks all the boxes and really is an awesome opportunity for you or your tenants to live where they love in a central and convenient townhouse. Greenway is quickly making itself known as one of Canberra's favourite suburbs thanks to the fabulous shopping, great pubs and restaurants and brilliant local schools. The grass really is greener in Greenway, and this is your chance to find out for yourself.

At A Glance... - Modern, spacious and nestled by the lake- The ground floor, there's a great open plan area that combines all of the kitchen, living, dining- Beautifully finished with ultra-modern finishes - Conveniently, there's a downstairs powder room off the kitchen and a European design-inspired laundry- Double garage means serious business as well with top notch flooring and feature panelling along the walls- Large glass sliding door leads from the living area out to the neat low maintenance front courtyard- Upstairs are three large bedrooms, with a built-in robes- The main bedroom boasts its own reverse cycle split system air conditioner, as well as a contemporary ensuite- The main bathroom is modern and is smartly designed with a shower over the bath. - Conveniences of easy public transport links only a short walk away- Southpoint Tuggeranong only around the corner and beautiful walking tracks and parks abundantly available

Love The Location... - Within 1 minutes' walk to walking tracks and lake- Within 4 minutes' drive to Southpoint Tuggeranong- Within 7 minutes' drive to the Erindale Shopping Centre

Property Details...Ground Floor: 49.48sqmUpper Floor: 62sqmTotal Living: 111.48sqmGarage: 23.52sqmTotal Build: 135sqmCourtyard: 23sqmBuilt: 2021EER: 6.0Rates: \$586pq (approx.)Land Tax: \$875pq (approx. only when rented)Body Corporate: \$579pq (approx. both administration and sinking fund included)

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