

90/161 Mortimer Lewis Drive, Greenway, ACT 2900



Townhouse For Sale

Friday, 12 July 2024

90/161 Mortimer Lewis Drive, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 119 m2

Type: Townhouse



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\$685,000+

Combining an extremely convenient location with a complex bursting in features, 90/161 Mortimer Lewis Drive, Greenway provides the quality lifestyle sought by investors, downsizers and first-home buyers alike. As the fortunate owner of this beautiful home, you will enjoy being only a short stroll to Southpoint Shopping Centre and the Tuggeranong dining and business district. The open plan living room and dining room are on the ground floor, overlooking the enclosed courtyard and beautifully maintained complex garden. Natural light fills the space which is emphasised by high square set ceilings, neutral colour tones, day roller blinds and floating timber flooring. A vast second floor includes the master suite which is complete with built-in robes, night & day roller blinds and an ensuite bathroom. As well as the second and third bedrooms which include built-in robes and main bathroom. The spacious open plan kitchen and meals area forms the hub of the home and is complemented with an electric oven and cooktop, stone benchtop, pantry and an abundance of kitchen storage. Enjoy lunchtime runs around the lake, or slide into Saturday's park run after grabbing a coffee at the front from Mimi's cafe, or be spoiled by a short walk to the business district and dining district. **THE PERKS** • Segregated master suite with own bathroom and extensive walk-in robe • Additional 2 bedrooms with built-in robes • Open plan design flowing to courtyard living • Neutral contemporary colour theme • Reverse cycle heating and cooling • Powder room and European laundry • Electric hot water • Single double garage with remote access • Electric cooking appliances + dishwasher • Generous low-maintenance courtyard • Private off-street entry secured beyond privacy walls and gate • Short walk to Tuggeranong shopping, dining and business district • Easy access to public transport and main arterial roads **THE NUMBERS** • Internal size: 119m² • Courtyard and patio: 23m² • Build year: 2020 • EER: 6.0 • Rates: \$582 per quarter approx • Land Tax: \$709 per quarter approx • Body Corp: \$569.85 per quarter approx • Currently leased: \$620 per week until December 2024