

**102/161 Mortimer Lewis Drive, Greenway, ACT,
2900**



Townhouse For Sale

Tuesday, 21 January 2025

102/161 Mortimer Lewis Drive, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Stunning turn-key townhouse

Nestled in the quiet Shoreline complex, 102/161 Mortimer Lewis Drive presents an excellent opportunity for first-time buyers, couples, families and investors. This townhouse boasts three bedrooms, two bathrooms, and is in near new condition throughout, making it an appealing and move-in-ready home.

On the ground floor, the light filled open plan living area with under stair storage and reverse cycle air conditioning unit is ideal for both comfortable daily living and entertaining. It is complemented by a sun drenched courtyard and is overlooked by the modern kitchen with electric cook top, dishwasher and classy stone bench tops.

Also on the ground level is the European laundry, separate powder room and internal access to the oversized single garage.

On the first floor are three generously sized bedrooms, all equipped with built in robes. The master suite is fitted with its own reverse cycle air conditioning unit and private ensuite. The stylish main bathroom offers a tub with shower and stunning floor to ceiling tiles.

The front of the home welcomes you with a private, sun drenched courtyard and low maintenance garden space, with artificial turf and Colorbond fencing.

In a convenient location, the home is moments to shops, schools, parks and public transport.

Property information (approx.):

- Block: 80sqm
- Living: 99.6sqm
- Garage: 20sqm
- Courtyard: 23sqm
- EER: 6.0
- Rates: \$1,668pa
- Land Tax: \$2,240pa (Investors only)
- Strata: \$604.40pq
- UV: \$116,350 (2024)
- Built: 2021

Close proximity to:

- St Anthony's Primary School
- Namadgi School
- Lake Tuggeranong College
- South.Point shopping centre
- Canberra Hospital
- Lake Tuggeranong

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.