

38/167 Mortimer Lewis Drive, Greenway, ACT, 2900



Townhouse For Sale

Tuesday, 5 November 2024

38/167 Mortimer Lewis Drive, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

THE STORY...

Falling in awe of the natural environment surrounding this two-storey townhouse, with direct access to Lake Tuggeranong and local parks, the current homeowners were quick to say yes to the address in 2020. This was the place where they could see themselves creating cherished memories and raising their children, while enjoying all of life's other beautiful adventures.

Upon entering the home, the open plan living and dining offers the perfect blend of functionality and warmth. It was here where the homeowners witnessed one of their most treasured moments - their daughter taking her very first steps, while chasing after their family dog. That moment, so small yet so significant, captured the essence of what this home meant to them - a place of warmth, comfort and growth.

The kitchen features high end modern appliances and seamlessly flows into the living and dining space, creating a welcoming environment where everyone can be together. Easy access to the front courtyard extends the living space outdoors, creating an ideal spot for their children and four-legged friend to play in a safe and secure space.

Upstairs, the oversized master bedroom is complete with a generously sized built-in wardrobe, private ensuite and balcony, which quickly became a favourite spot for the homeowners to spend early mornings together before their kiddies woke up. Overlooking the courtyard and shared communal complex gardens it gave them a serene and private space to begin each day. Two additional bedrooms, also featuring built-in wardrobes and sharing access to the main bathroom, provide private sanctuaries for guests and family to relax and rejuvenate.

The location played a major part in their lives, with local parks, including a playground, dog park and learn to ride park, and their favourite coffee shop, Mimi's Pit Stop, all within walking distance of their front door. This allowed their children to grow up in a neighbourhood that felt like an extension of their home - safe, welcoming, and full of opportunities for outdoor play and learning. The sense of community made it even more special, knowing that friendly faces were always nearby.

As the homeowners reflect on the years spent in their beloved family home, where their small family blossomed, they hope to pass on this cherished space to a new family, who will undoubtedly create lifelong memories of their own. Having been a cornerstone of their happiest years, they know in their hearts that it will be the same for those who start their next chapter here.

More Details:

- Situated within the secure 'Shoreline' complex
- Two-storey, three-bedroom, two & a half bathroom, double garage townhouse
- Master bedroom ft. carpet, large built-in wardrobe, private ensuite & balcony
- Fully-tiled ensuite ft. floating vanity & large shower
- Balcony overlooking courtyard & communal complex gardens
- Additional two bedrooms ft. carpet & built-in wardrobes with feature walls
- 1x Dakin reverse cycle unit (to second bedroom)
- Fully-tiled main bathroom ft. built in bathtub/shower & floating vanity
- Open plan living, kitchen & dining
- Kitchen ft. full sized pantry, stone benchtops, AEG electric appliances including electric 4 burner cooktop, 600mm built-in oven & dishwasher
- 2x Fujitsu reverse cycle units (to master bedroom & living room)
- Double-glazed windows throughout
- European style laundry
- 2x linen cupboards (upstairs)
- Under stair storage

- Powder room (downstairs)
- NBN to premises
- North facing aspect
- Private, manicured, low-maintenance front courtyard ft. 2x mature trees
- Double car, lock up garage ft. internal access
- Within walking distance of Mimis Pit Stop Cafe, Lake Tuggeranong & local shopping centres
- Short commute to main arterial roads, Erindale & Kambah Shopping centres
- Year Built: 2020 (December)
- EER: 6 stars
- Approx. Upper Level Living Size: 64 sqm
- Approx. Lower Level Living Size: 64 sqm
- Approx. Total Living Size: 128 sqm
- Approx. Courtyard Size: 29 sqm
- Approx. Balcony Size: 6 sqm
- Approx. Council Rates: \$612.12 per quarter
- Approx. Strata Levies: \$650.89 per quarter
- Approx. Rental Return: \$650 - \$700 per week