



Greenway, 3/113 Mortimer Lewis Drive

ULTIMATE SPACE AND A LOCATION TO LOVE

Beautifully designed and built to embrace the qualities of its prized lakeside location, this immaculate townhome is incredibly spacious. Ticking every box for a fool-proof purchase and suited to any type of buyer; quiet complex of only 12, updated throughout, single level & low maintenance, these qualities merge flawlessly with a location that delivers the perfect blend of relaxed and vibrant living.

Enter the complex with a view to the sparkling Lake Tuggeranong. Inside the home, the sense of space is immediately apparent, with high ceilings and a corridor stretching throughout two large separate living and dining spaces. The kitchen anchors the two, updated and offering induction cooking, 900mm oven, an abundance of bench and storage space and dishwasher. Plantation shutters and timber flooring further adds to the warmth and comfort.

Sliding doors from the rear living area open wide to the rear patio, effortlessly bringing the



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For Sale
\$999,000 +

View
By Appointment

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EER ★★★★★★

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outdoors in. The courtyard wraps around the home, offering paved areas for entertaining, garden beds, plus hedges for privacy and a luscious green aspect from each window.

This townhouse has the spacious footprint of a 4-bedroom home, though two bedrooms have been converted to provide the master bedroom of your dreams - double in size to allow for sitting or study space, plus an updated ensuite. The main bathroom is central to the remaining two bedrooms for your convenience and features a separate spa bath and shower.

Additional features include a ducted electric heating and cooling, large separate laundry with access to the courtyard & clothesline, double garage with internal access, new iStore solar hot water, 30 panels and battery, electric awning and ceiling fans.

This Greenway enclave is a coveted position next to Lake Tuggeranong, embracing nature offerings, walking and bike paths, plus a close proximity to the many amenities of Tuggeranong Town Centre.

- Quiet town house complex adjacent to Lake Tuggeranong
- Two separate living and dining areas
- Double sized master bedroom with updated ensuite
- Updated kitchen with plentiful storage, 900mm oven, induction cooking and dishwasher
- Two additional bedrooms
- Updated main bathroom with separate spa bath and shower
- 30 10 kw new solar panels, hot water and 10kw battery
- Ducted electric heating and cooling
- Ceiling fans, electric awning, plantation shutters
- Double garage with internal access
- New Istore hot water tank installed in September 2024
- Externally Painted March 2025

Living size: 182m² + 36m² garage (approx.)

Land Size: 450m² (approx.)

Rates: \$1,395.00 p.a (approx.)

Land tax: \$1,612.38 p.a (approx.)

Body Corporate: \$1,042.70 p.q (approx.)

Construction: 2003

EER: 5.5 stars



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More About this Property

Property ID	HPBH5W
Property Type	Townhouse
House Size	218 m2
Land Area	450 m2
EER	5.5

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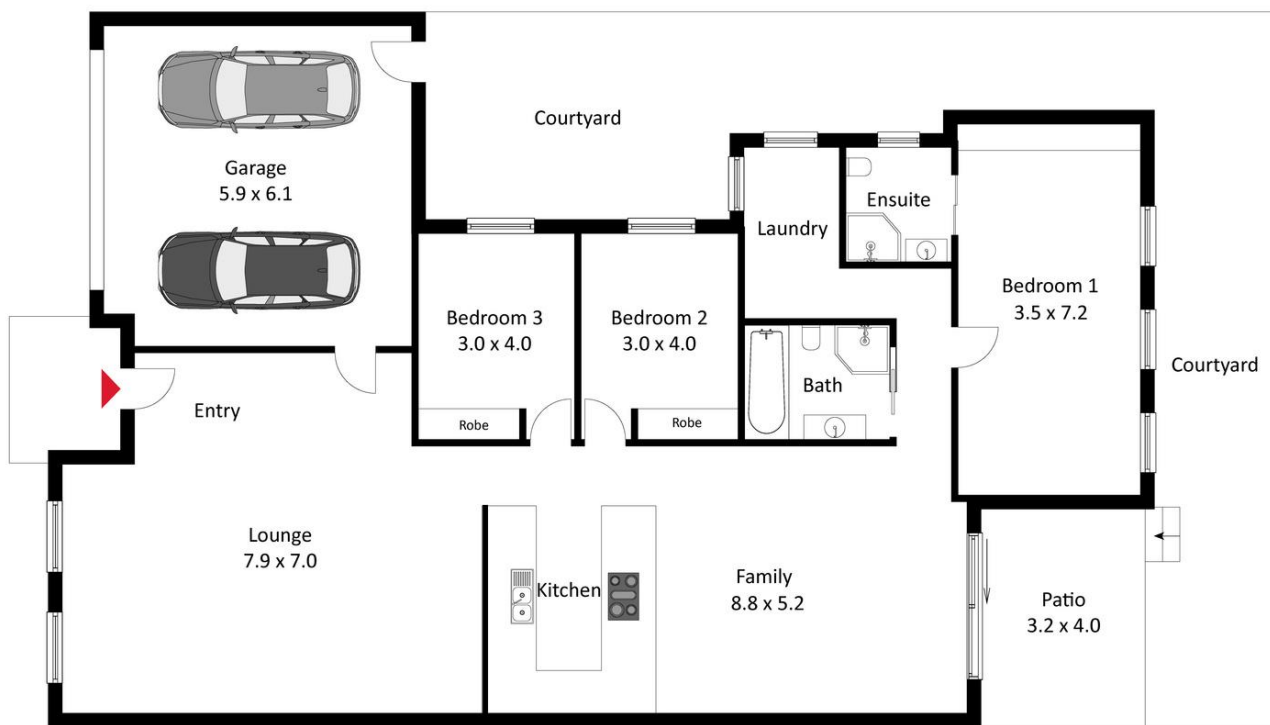
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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