




# VERV



**85/167 Mortimer Lewis Drive Greenway ACT**

**3  2  2 **

Discover the epitome of modern living in this exceptional 3-bedroom townhouse, perfectly positioned on the scenic East side of Lake Tuggeranong within the prestigious 'Shoreline Villas' development. With low strata costs and prime location and stunning sunset views, this home is ideal for a first-home buyer or a young family and with an amazing rental yield, an investor!

Step into this stylish two-level home, where the open-plan living and dining area seamlessly merges with the north-facing courtyards, providing a light-filled and inviting space. The kitchen exudes elegance and functionality, featuring top-of-the-line appliances such as a cooktop, oven, and dishwasher. Conveniently located on the lower level, you'll also find a separate powder room, a laundry area, and direct access to the single-car garage with an additional designated single-car space opposite.

**Price** : \$ 664,000  
**Building Size** : 99 sqm  
**View** : <https://www.vervproperty.com/sale/act/tuggeranong/greenway/residential/townhouse/7600514>



**James Scott**  
**02 6176 3476**

<https://www.vervproperty.com>

