



**BERTRAM ELLIS**



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**b/8 Woralul Street WARAMANGA, ACT**

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**Hidden Treasure!**

This secluded three bedroom ensuite townhouse is nestled in a private garden setting within walking distance of Westfield Woden and just over ten minutes' drive into the city.

The property was built in 2003 and boasts an impressive EER of 5.5. This rating reflects the thermal benefits of the double brick construction and the use of double glazed windows throughout the townhouse. The floor plan provides for a segregated main bedroom with an enormous walk in robe and ensuite. The kitchen forms the hub of the open plan living areas dividing the lounge and dining areas.

Features include:

**Price:** \$585,000+  
**EER:** 5.5



**Tom Ellis**

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