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Property Details



91 Ferraby Drive, Metford

**SOLD - Exceptional Family Living in
Metford**  **Space, Style & Comfort**

4  2  2 

**Property
Preview**

Air Conditioning

Remote Garage

Secure Parking

Outdoor Entertaining

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

Discover the perfect blend of modern elegance and practical design in this beautifully crafted four-bedroom, two-bathroom home. Situated in the heart of Metford, this impressive residence offers unparalleled comfort, making it an ideal choice for families seeking space, style, and functionality.

Step inside to experience a thoughtfully designed layout featuring two generous living areas. The main living and dining space is enhanced by elegant floating floorboards, seamlessly flowing into the stylish kitchen, creating a warm and inviting atmosphere. Expansive double sliding windows on both adjacent sides flood the space with natural light. A second living area provides additional comfort, complete with a split-system air conditioner, gas point, and direct access to the backyard via a glass sliding door.

The contemporary kitchen is both stylish and highly functional, boasting sleek white cabinetry, pristine white benchtops, a quality Euromaid oven, stainless steel rangehood, double stainless-steel sink, and ample pantry storage. Floating floorboards and white tiling further enhance its sophisticated appeal.

The master bedroom is a private retreat, featuring a walk-in wardrobe, ensuite, split-system air

conditioning, dark blue curtains, white blinds, and plush carpeting. The three additional bedrooms are all generously sized, offering built-in wardrobes, ceiling fans, double sliding windows, and brand-new carpets.

Designed to a high standard, the ensuite showcases crisp white tiles, a glass shower screen with dual showerheads, a WC, and a sleek white vanity. The main bathroom is equally well-appointed with a bathtub, shower, separate WC, dark grey tiles, and stainless-steel towel rails. A well-equipped laundry provides external access, a washing tub, and hot/cold water connections for added convenience.

Set on a spacious corner block, the property boasts a concrete driveway, sandstone letterbox, tiled roof, solar system / inverter and an inviting undercover entertaining area perfect for year-round enjoyment. Unwind in the luxurious external spa or take advantage of the garden shed for additional storage.

Completing this exceptional home is a secure double-car garage with an automatic door and built-in shelving for extra storage.

Locational wise, the property is just a short drive to Greenhills Stockland Shopping, the new Maitland Hospital and a short stroll to the local train station, schools and local Hunter Tafe! Newcastle is easily accessed via the New England Highway via an approximate 25 minute drive and the M1 through to Sydney is just a 10 drive minute away!

Don't miss this outstanding opportunity contact our team today to arrange your private inspection or register for the next open home!

This property is proudly marketed by Pat Howard, Jade Tweedie and Aiden Procopis, contact 0408 021 921 or 0456 664 481 for further information or to book your private inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate - We Put You First



Floorplan



91 Ferraby Dr, Metford

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



Walk Through Video

Walk Through Video

Comparable Sales



4 COBURN CIRCUIT, METFORD, NSW 2323, METFORD

3 Bed | 2 Bath | 2 Car

Land size: 652

\$770,000

Sold ons: 04/09/2024

Days on Market: 23



17 DRYSDALE CRESCENT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car

Land size: 720

\$785,000

Sold ons: 25/11/2024

Days on Market: 29



50 HARGREAVES CIRCUIT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car

Land size: 498.4

\$750,000

Sold ons: 13/12/2024

Days on Market: 37



12 STRUTT CRESCENT, METFORD, NSW 2323, METFORD

3 Bed | 2 Bath | 2 Car

Land size: 527.1

\$750,000

Sold ons: 01/07/2024

Days on Market: 25



16 STRUTT CRESCENT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car

Land size: 498

\$755,000

Sold ons: 23/05/2024

Days on Market: 8



62 HARGREAVES CIRCUIT, METFORD, NSW 2323, METFORD

4 Bed | 3 Bath | 5 Car
\$850,000
Sold ons: 08/03/2024
Days on Market: -24

Land size: 659.6



21 LOWE STREET, METFORD, NSW 2323, METFORD

5 Bed | 2 Bath | 2 Car
\$845,000
Sold ons: 24/01/2025
Days on Market: 12

Land size: 754



4 HARGREAVES CIRCUIT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 3 Car
\$815,000
Sold ons: 01/11/2024
Days on Market: 33

Land size: 678



10 WHITELEY AVENUE, METFORD, NSW 2323, METFORD

5 Bed | 2 Bath | 2 Car
\$810,000
Sold ons: 12/06/2024
Days on Market: 23

Land size: 696.5



68 MELALEUCA DRIVE, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car
\$830,000
Sold ons: 20/11/2024
Days on Market: -7

Land size: 636.5

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Inclusions

Exterior

Concrete Driveway

Sandstone letterbox

Tile roof

Front undercover veranda

Spa (Vendor in the process of gaining compliance)

Rear undercover area

Garden shed

Solar system and inverter

Kitchen

Floating brown floorboards

White wall tiling

Cream walls

Euromaid oven

Stainless steel rangehood

White cupboards

White benchtops

Pantry

Double stainless steel sink

LED Light

Living Areas

Living/Dining Area

Walk in entry feature wall

Floating brown floorboards

Down-lights

Cream walls

White blinds

Ceiling fan

Two double sliding windows

Second living area

Cream walls

Down-lights

Split system reverse cycle air conditioner

Glass sliding door/screen door

White blinds

Hanging rack/storage

NBN access

Gas point

Storage cupboard

Bedrooms

Main Bedroom

Spilt system air conditioner

Dark blue curtains

White blinds

Double sliding window

Light brown carpet

Cream walls

Ceiling light fan

Walk in wardrobe

Bedrooms Two, Three, Four

Cream walls

Ceiling light fan

Built ins

White blinds

New light brown carpet

Double sliding window

Wet Areas

Ensuite

White tiles

Glass window

White vanity/cupboards

Stainless steel towel rail x2

Glass shower screen

Two alternate shower heads

WC

Toilet paper holder

Heat/light/fan exhaust fitting

Main Bathroom

Dark grey tiles

Down-lights

White vanity/cupboards

Stainless steel towel rail x2

Glass shower screen

Two alternate shower heads

White Bath

Glass mirror

Two sliding windows

Separate WC

Toilet paper holder

Heat/light/fan exhaust fitting

Laundry

Dark grey tiles

Ceiling light

Washing machine tap points

External access door

Washing sink

Garage

Cement floor

Auto garage door

Two access doors (internal / external)

Double sliding window

Storage shelf

Relevant Documents

[Rental Estimate Letter](#)

[Marketing Contract](#)

[Rental CMA Report](#)

[Spa Compliance Certificate](#)

About Metford



Affordable And Close To All The East Side Has To Offer

Offering an abundance of affordable, quality homes, this suburb is highly appealing to a wide range of buyers including market newcomers, growing families and investors seeking minimum fuss. Offering an extensive sporting complex, handy train station as well as the Maitland TAFE Complex and small shopping centre, this suburb has become more and more popular due to its positioning on the Eastern side of the city, providing quick access to Newcastle and the M1 motorway.



We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Metford falls on the traditional lands of the Mindaribba & Worimi peoples.

About Us



JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL ESTATE AGENT

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With over 23 years of experience, Jade's known for her honest, no-nonsense approach—putting people before property and always telling it like it is.

Focused on quality over quantity, Jade takes time to understand her clients, offering clear, pressure-free communication that's earned trust across the Maitland, Cessnock and Hunter Valley property markets for the last two decades.

Since joining FN Maitland in 2006, she's been key to the agency's growth alongside the Haggarty's, building their award-winning Boutique Management Portfolio from scratch and achieving state and national recognition consistently over the years. With a strong background across administration, sales, and rental portfolio management, Jade brings a well-rounded expertise to the table.

Now dedicating her time to full-time sales, she works alongside Mick Haggarty to deliver straight-talking, people-first results.

Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.