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Property Details



91 Ferraby Drive, Metford

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

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!

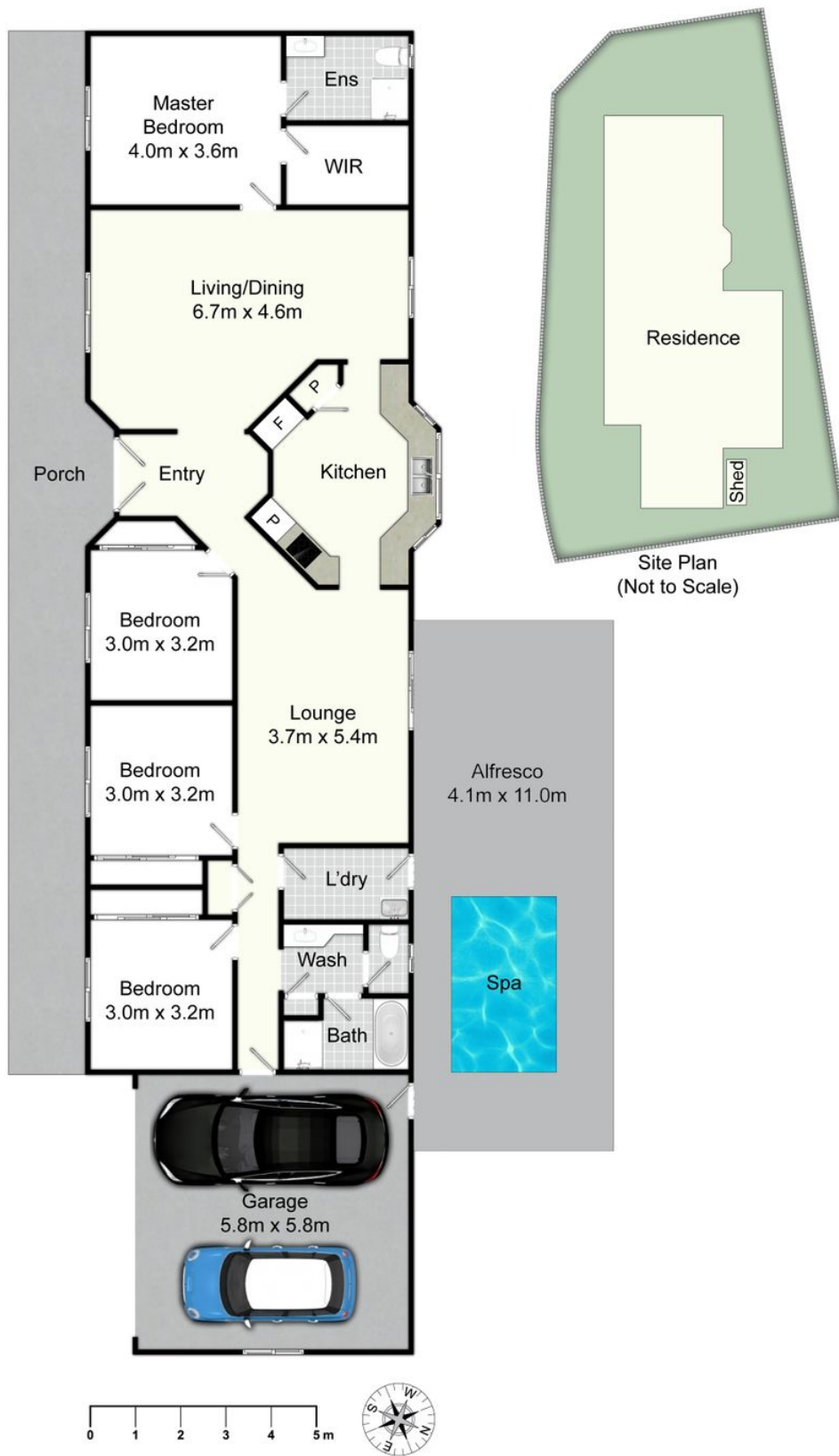
This property is proudly marketed by Pat Howard, Jade Tweedie and Aiden Procopis, contact 0408 021 921 or 0456 664 481 for further information or to book your private inspection.

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
\$770,000
Sold ons: 04/09/2024
Days on Market: 23

Land size: 652



17 DRYSDALE CRESCENT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car
\$785,000
Sold ons: 25/11/2024
Days on Market: 29

Land size: 720



50 HARGREAVES CIRCUIT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car
\$750,000
Sold ons: 13/12/2024
Days on Market: 37

Land size: 498.4



12 STRUTT CRESCENT, METFORD, NSW 2323, METFORD

3 Bed | 2 Bath | 2 Car
\$750,000
Sold ons: 01/07/2024
Days on Market: 25

Land size: 527.1



16 STRUTT CRESCENT, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car
\$755,000
Sold ons: 23/05/2024
Days on Market: 8

Land size: 498



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

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

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A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



AIDEN PROCOPIS

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

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aiden@fnrem.com.au

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.



JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL ESTATE AGENT

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A company Partner and one of the four Principal agents at First National Maitland, after 23 years in real estate Jade has gained a wealth of knowledge and skills allowing her to work confidently and successfully in the Maitland / Hunter Valley property market.

Having been around real estate both professionally and outside of the professional domain, Jade understands the various processes as well as the emotional facets involved in what is usually your most valued asset.

Being highly organised whilst always working hard to provide exceptional customer service, is what Jade prides herself on. Her friendly nature, positive attitude and understanding of the overall real estate process from both an investment and sales view, allows her to work well within our successful team of professionals and most importantly with our valued clients.

In the past, Jade has worked within First National Maitland as a full time Sales Agent and received First Nationals NSW Silver Achiever Award for outstanding performance in real estate sales two years running, in 2014 and 2015. Previous to this however, Jade worked her way up the ladder in the Property Investment sector, starting as a Property Officer and working through to the top as Senior Portfolio Manager, in which she was responsible for the management of a multi million dollar rental roll.

Jade is and has also been responsible for building our Boutique Management Portfolio which exists First National Maitland today, to which she has taken out the highest of accolades on both State and National levels consistently in the last 8 years, for the entire FN Network abroad.

A long term staff member at FN Maitland since 2006, Jade continues to oversee the company's growth and development along side Alexandra and Michael Haggarty and our Property Sales and Investment Teams!

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.