

Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [About Metford](#)
- | [About Us](#)
- | [Disclaimer](#)

Property Details



48 Ferraby Drive, Metford

Spacious, Stylish & Ready to Entertain 
Just Minutes from Everything!

3  1  2  **\$699,000**

Air Conditioning

Secure Parking

Floor boards

Outdoor Entertaining


Fully Fenced


Built In Robes

Dishwasher

With a welcoming sandstone facade, versatile layout and standout entertaining space, this tidy 3-bedroom home is the complete package for first-home buyers, young families or savvy investors. Tucked into a quiet, convenient pocket of Metford, you'll love the balance of peace, practicality and lifestyle. Likewise, If you're looking to invest, take advantage of an instant cash flow with a tenancy already in place until October 2nd 2025, returning \$520 per week.

Step inside and be greeted by a generous living zone with air conditioning, perfect for stretching out and relaxing after a long day. All three bedrooms are fitted with built-in wardrobes, with the main enjoying its own split-system air conditioning for year-round comfort.

The kitchen is both stylish and functional, boasting stainless steel appliances, a 600mm freestanding gas oven and cooktop, and a breakfast bar that connects effortlessly to the dining area  ideal for family meals or weekend catch-ups with friends.

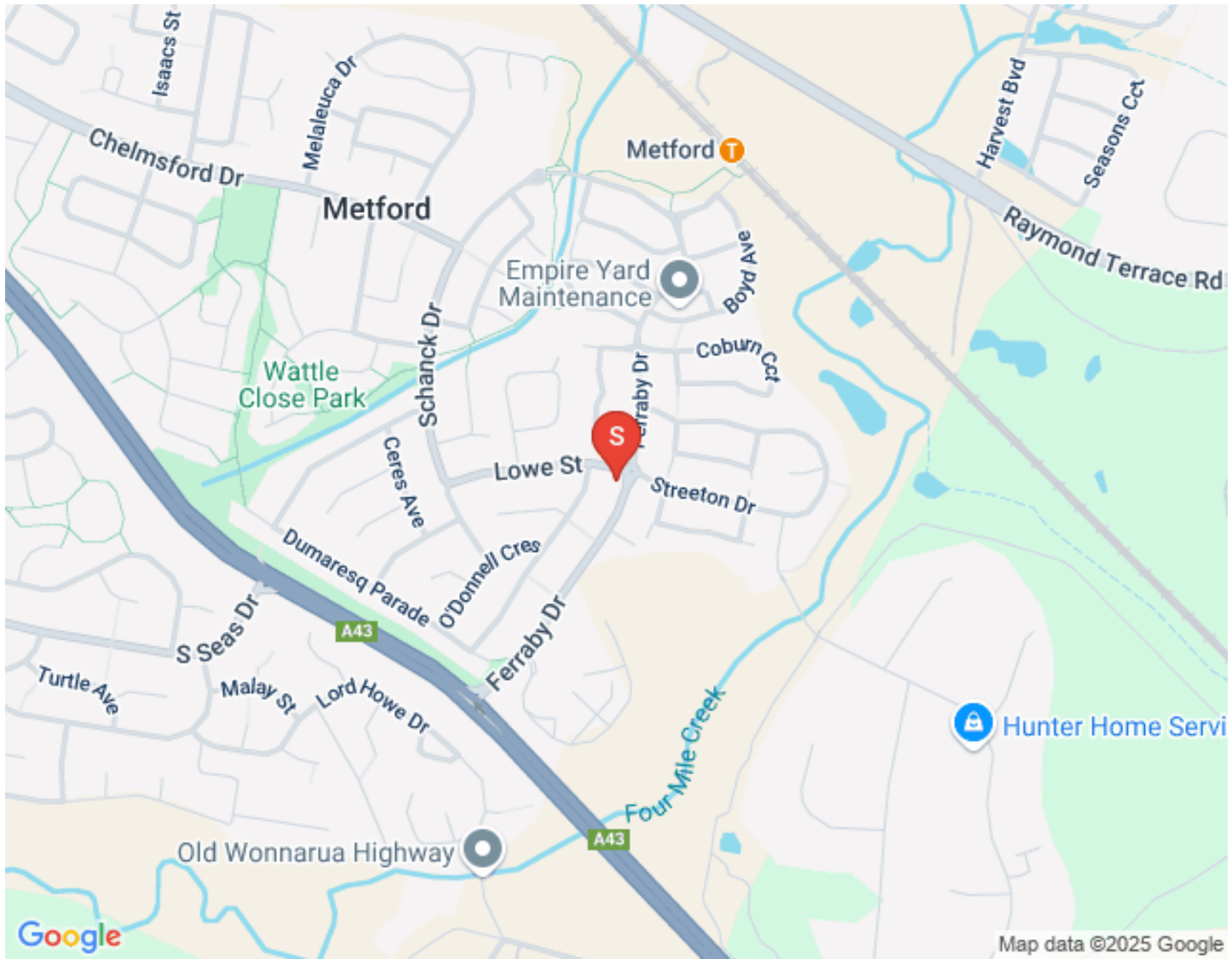
Out the back, things really come to life. Fire up the BBQ and pour a drink at your very own undercover bar area  this home is made for entertaining, rain or shine. And with a double lock-up garage, you've got room for the cars, tools and toys!

An ideal location, you're less than 10 minutes to Stockland Greenhills, a short 4 minute walk to the train station , and just 25 minutes from Newcastle's vibrant CBD and coastline. Homes like this move quickly especially in a location this good. Call today to arrange your private viewing or drop into our next open home!

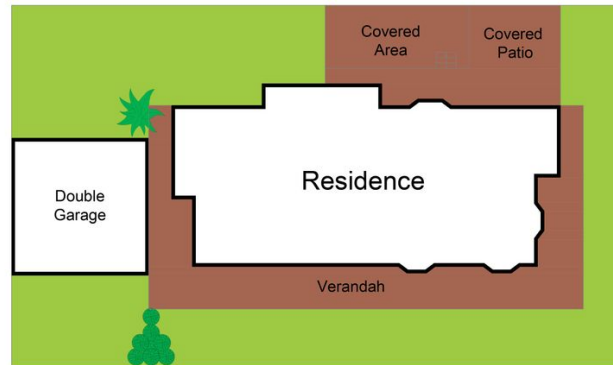
For more information or to book an inspection, contact the Mick Haggarty team today on 0408 021 921 or 4933 5544.

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.

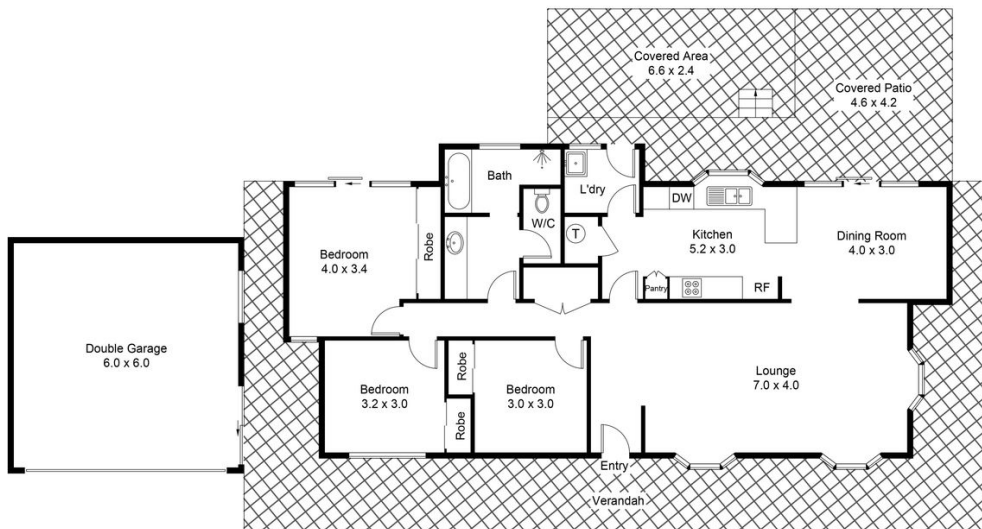
First National Real Estate - We Put You First



Floorplan



(SITE PLAN NOT TO SCALE)



Approximate Gross Internal Area = 160.9 sq m (Including Double Garage)



Comparable Sales



8 MCLEOD AVENUE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 1 Car
\$681,000
Sold ons: 23/05/2025
Days on Market: 12

Land size: 658.9



8 SCHANCK DRIVE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 1 Car
\$670,000
Sold ons: 07/03/2025
Days on Market: 36

Land size: 675.6



29 MCLEOD AVENUE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 1 Car
\$673,000
Sold ons: 28/02/2025
Days on Market: 12

Land size: 600.5



57 STREETON DRIVE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 2 Car
\$676,767
Sold ons: 11/10/2024
Days on Market: 17

Land size: 646



6 MARSHALL AVENUE, METFORD, NSW 2323, METFORD

4 Bed | 1 Bath | 2 Car
\$690,000
Sold ons: 10/09/2024
Days on Market: 27

Land size: 682.9



7 SOPHIA PLACE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 1 Car
\$661,000
Sold ons: 20/11/2024
Days on Market: 22

Land size: 608



41 DUMARESQ PARADE, METFORD, NSW 2323, METFORD

4 Bed | 1 Bath | 2 Car
\$700,000
Sold ons: 20/11/2024
Days on Market: 8

Land size: 603



21 DUMARESQ PARADE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 2 Car
\$680,000
Sold ons: 22/11/2024
Days on Market: 31

Land size: 601



30 CEDAR CLOSE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 1 Car
\$670,000
Sold ons: 04/10/2024
Days on Market: 39

Land size: 573.2



2 GORTON CLOSE, METFORD, NSW 2323, METFORD

3 Bed | 1 Bath | 2 Car
\$695,000
Sold ons: 13/02/2025
Days on Market: 15

Land size: 743.6



19 ISAACS STREET, METFORD, NSW 2323, METFORD

4 Bed | 2 Bath | 2 Car
\$700,000
Sold ons: 26/11/2024
Days on Market: 8

Land size: 619



14 AIRLIE STREET, ASHTONFIELD, NSW 2323, ASHTONFIELD

3 Bed | 1 Bath | 2 Car
\$670,000
Sold ons: 03/02/2025
Days on Market: 29

Land size: 750.6

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.](#)

Relevant Documents

[Rental Estimate Letter](#)

[Marketing Contract](#)

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



MICHAEL HAGGARTY

PRINCIPAL

0408 021 921

mick@fnrem.com.au

Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowlegde and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.



JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL
ESTATE AGENT

0422 48 22 37

jade@fnrem.com.au

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.