



85 Ferraby Drive, Metford

## Invest or Nest in Boomtown!

Positioned on a generous 678 sqm corner parcel, this appealing brick and tiled roof home delivers space, practicality and comfort in equal measure.

Internally the home promotes 4 bedrooms & 2 bathrooms & multiple living options, with the master bedroom positioned thoughtfully at the front of the home & benefitting from its own private ensuite & walk in robe, with the remaining bedrooms at the rear & centrally located around the main bathroom for increased functionality. Following on from the master, the home then flows to a sizable living space, ideal for a growing family.

The kitchen is positioned toward the middle of the home, and neatly presented with generous cabinetry, wide benchtops, and a breakfast bar. This space adjoins the dining & second living space so you're always connected to what's happening.

From here, slide open the glass doors, and you'll step into an large backyard & open alfresco - an ideal spot to unwind, cook up a snag or two - or a peaceful retreat for the kids and pets run free. The backyard is level and family-friendly, with space to burn for future add ons like a pool or shed subject to council.

4 2 2

**FOR SALE**  
\$909,500

### AGENTS

Todd Fisher  
0438 592 920  
tfisher.maitland@ljhooker.com.au

Ben Cotton  
0434 638 822  
bcotton.maitland@ljhooker.com.au

### AGENCY

LJ Hooker Maitland  
(02) 4933 5511

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Located for convenience, you'll find local schooling and public transport close by, while Green Hills Shopping Centre is only 10 minutes from your door for major retail therapy. Maitland's CBD is reached in around 15 minutes, and you're on the right side of town when you need to make the commute to Newcastle.

Currently tenanted by the most lovely family you'd ever meet who would love to stay on, however if your geared toward moving in, vacant possession is available.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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## MORE DETAILS

Property ID	1F0RF6H
Property Type	House
Land Area	678 m2
Including	Ensuite Toilets (2) Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

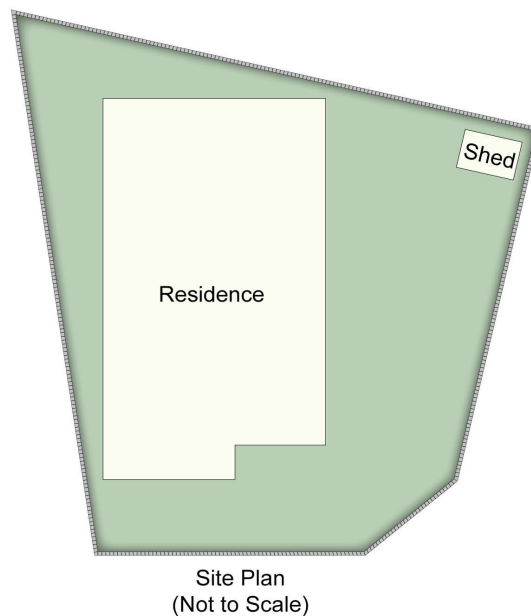
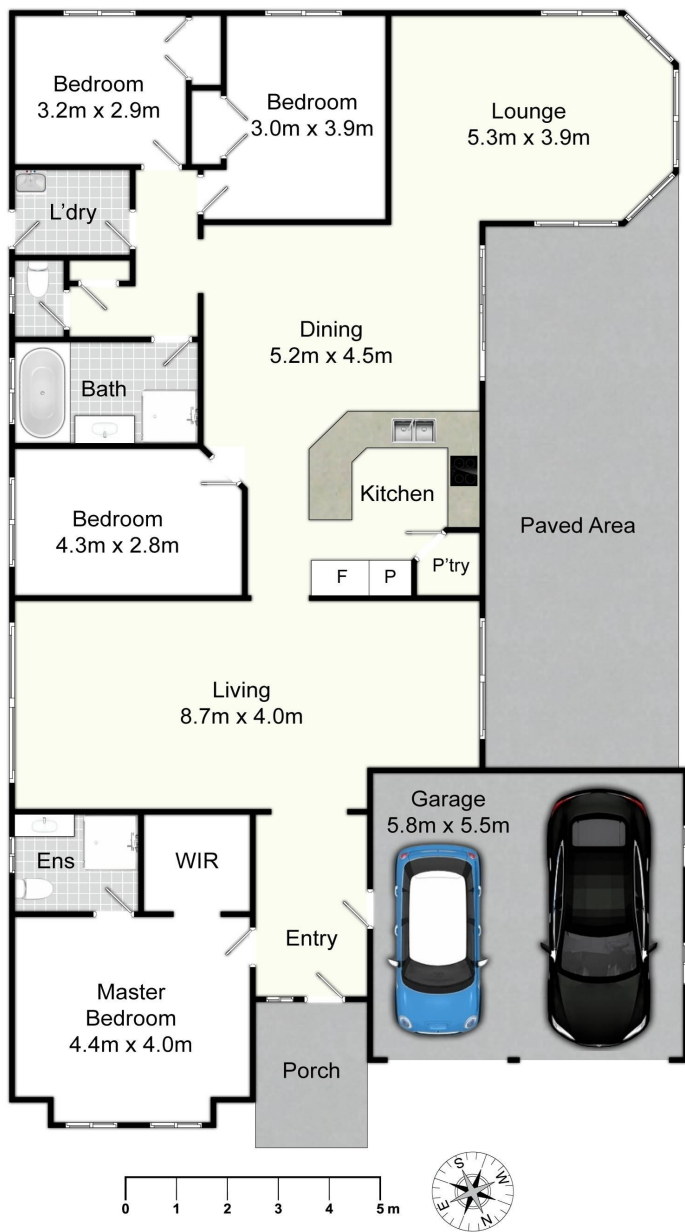
### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |  
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### LJ Hooker Maitland (02) 4933 5511

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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.

 **LJ Hooker**  
Maitland

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 **LJ Hooker**