



1/80 Ferraby Drive, Metford




## Effortless Living in the Heart of Metford —Spacious Villa with Private Courtyard

Positioned in the thriving suburb of Metford, this exceptionally maintained villa offers the next lucky owner a fantastic opportunity for both investors and owner-occupiers alike. Internally featuring three well sized bedrooms and two well-appointed bathrooms-including a private ensuite to the master-the layout is both practical and spacious.

On entry you land in a large open-plan living and dining area, that forms the heart of the home, The well-designed kitchen is neatly tucked off the central living area and comes fully equipped with stainless steel appliances, a dishwasher, and ample cabinetry for storage.

Step outside to enjoy a private and secure courtyard, ideal for quiet relaxation or low-maintenance entertaining. Additional features include a double lock-up garage for secure parking and peace of mind.

With a lease potential of \$580 per week, this self-managed strata villa presents a strong investment return. For those looking to occupy,

3  2  2 

**FOR SALE**  
\$705,000

### AGENTS

Jack Fisher  
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Todd Fisher  
0438 592 920  
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### AGENCY

LJ Hooker Maitland  
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Interested parties must rely solely on their own enquiries.

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vacant possession is available and ready for immediate move-in. Either way you look at it, its a win win for both major buying pools.

Conveniently located just minutes from Greenhills Shopping Centre, the Maitland Hospital, local schools, and within walking distance to Metford Train Station, this property delivers lifestyle and connectivity in equal measure.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

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## MORE DETAILS

Property ID	1EE5F6H
Property Type	Villa
Land Area	360 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

### Jack Fisher 0438 165 825

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### Todd Fisher 0438 592 920

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Maitland

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