Michael Haggarty
0408 021 921
mick@fnrem.com.au

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# Property Details



## 11/11-19 Stanton Drive, Raworth

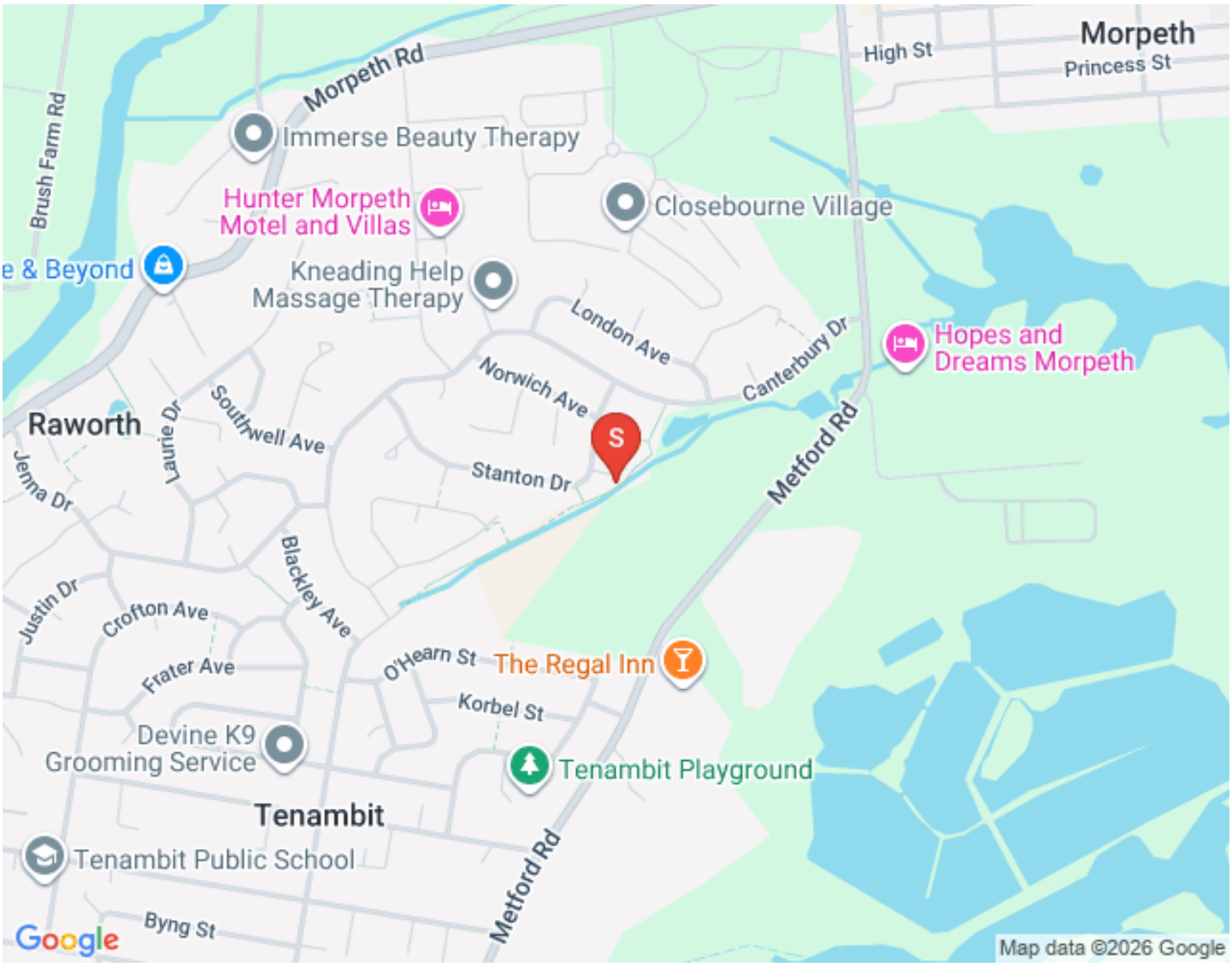
**Modern Villa Living in Peaceful Raworth**

3 2 2 **$635,000**

Set in a quiet, well-maintained complex, this beautifully presented three-bedroom villa offers low-maintenance living with stylish modern finishes, quality inclusions, and a thoughtful layout ideal for downsizers, first-home buyers, or investors.
Built in 2007, the home combines a contemporary brick and Colorbond exterior with low maintenance gardens and a welcoming front porch. Inside, you'll find a spacious open-plan living and dining area with hybrid timber-look flooring and an open light-filled warm and functional living space.
The kitchen convenient and functional featuring stone-look laminate benchtops, stainless steel appliances, a four-burner gas cooktop and an electric under-bench oven.
All three bedrooms are fitted with plush carpet and ceiling fans, while the master suite includes a walk-in wardrobe and ensuite. Comfort is ensured year-round with ducted air conditioning and ceiling fans throughout.
Step outside to a private backyard, complete with a painted concrete outdoor entertaining area with pergola roofing, and a fully fenced yard designed for relaxed outdoor living with minimal upkeep.
The double remote garage provides internal access and sealed, painted concrete flooring, adding further convenience.
Additional features include:
- NBN connection
- Water tank
- Internal laundry with garage access
- Secure, private backyard

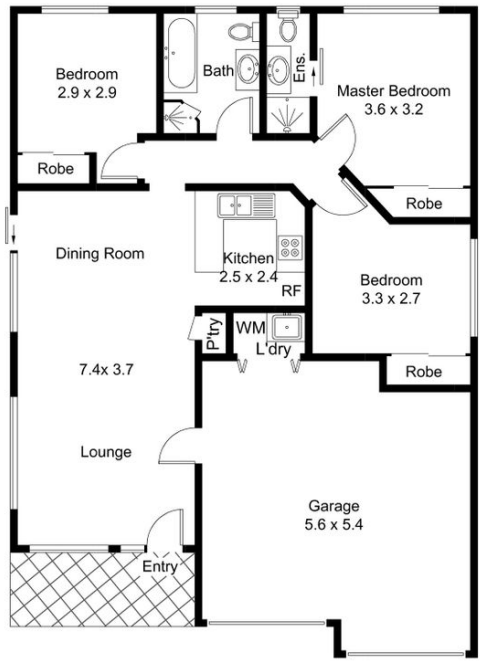
Located in a peaceful enclave of Raworth, just minutes from schools, childcare centres, shops, and all the amenities of East Maitland and the Hunter Valley, this is a home that offers comfort, convenience, and community.

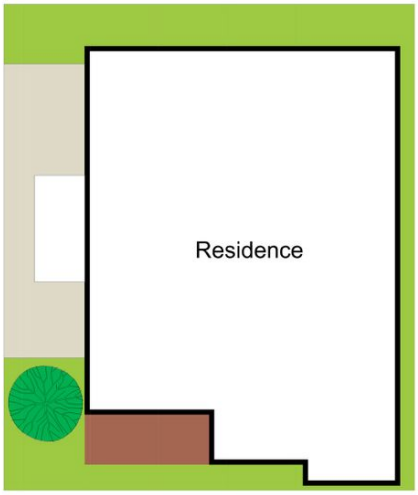
Contact Michael Haggarty on 0408 021 921 to arrange your inspection and experience this quality villa for yourself.
First National Real Estate - We Put You First
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.


Morpeth
High St
Princess St
Morpeth Rd
Brush Farm Rd
Immerse Beauty Therapy
Hunter Morpeth Motel and Villas
Closebourne Village
e & Beyond
Kneading Help Massage Therapy
London Ave
Canterbury Dr
Hopes and Dreams Morpeth
Norwich Ave
Raworth
Laurie Dr
Southwell Ave
Stanton Dr
Metford Rd
Jenna Dr
Blackley Ave
Justin Dr
Crofton Ave
Frater Ave
O'Hearn St
The Regal Inn
Korbel St
Devine K9 Grooming Service
Tenambit Playground
Tenambit
Tenambit Public School
Byng St
Google
Map data ©2026 Google

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# Floorplan




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Approximate Gross Internal Area = 115.4 sq m (Including Garage)

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# Comparable Sales



## 1/13 RILEY JAMES DRIVE, RAWORTH, NSW 2321, RAWORTH

3 Bed | 2 Bath | 1 Car — Land size: 295
$643,000
Sold ons: 30/04/2025
Days on Market: 0



## 88 ROBERT STREET, TENAMBIT, NSW 2323, TENAMBIT

3 Bed | 1 Bath | 3 Car — Land size: 663.9
$648,000
Sold ons: 03/01/2025
Days on Market: 61



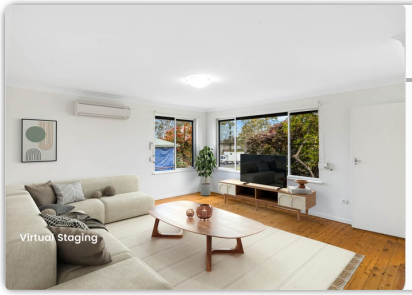
## 53 CRAWFORD AVENUE, TENAMBIT, NSW 2323, TENAMBIT

3 Bed | 1 Bath | 3 Car — Land size: 619
$685,000
Sold ons: 29/01/2025
Days on Market: 119



## 4/219A MORPETH ROAD, RAWORTH, NSW 2321, RAWORTH

3 Bed | 2 Bath | 2 Car
$662,500
Sold ons: 04/03/2025
Days on Market: 30



## 122 MAIZE STREET, TENAMBIT, NSW 2323, TENAMBIT

4 Bed | 2 Bath | 1 Car — Land size: 625.4
$625,000
Sold ons: 05/12/2024
Days on Market: 53

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# Relevant Documents

Rental Estimate
Rental CMA Evidence
Marketing Contract

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# Around Raworth

The modern suburb of Raworth sits snugly between Tenambit, Morpeth and the Hunter River. With its elevated position many properties in this area overlook the famous Bolwarra Flats pastureland and onto the Paterson Hills in the distance. Quite a magnificent sunset can be watched over this rural vista, combine this with a new all access playground and a plethora of quality modern homes it is easy to see why properties in Raworth hold strong prices and often sell quickly.

• Easy access to the Maitland CBD
• Larger homes becoming available in the area
• Increase in upper end property prices

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Raworth falls on the traditional lands of the Awabakal people.

## AROUND RAWORTH

### SCHOOLS:
• Morpeth Public School
• Saint Joseph's East Maitland
• Maitland Grossman High School

### CAFES AND RESTAURANTS:
• Morpeth Deli and Larder
• Boydell's
• The Hunter River Hotel
• Mumma's coffee

### ACTIVITIES:
• Morpeth Main Street
• Stockland Greenhills
• Hunter River

Raworth Market Update Video

# About Us



## MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR I CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

mick@fnrem.com.au

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

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# 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.