

McGrath

27 Stanley Crescent, Quirindi



The Best of Both Worlds – Rural Space & Town Access

Lifestyle Property with Strong Value-Add Potential

27 Stanley Crescent, Quirindi



\$759,000



5 acres

4
Bed

2
Bath

8
Car





Property Video



27 Stanley Crescent, Quirindi

<https://youtu.be/34Dg0DK3qLU>

Description

Features at a glance

Rural-style holding with established paddocks, well suited to horses and small-scale hobby farming.

Ideally positioned on the outskirts of town, offering space and lifestyle while remaining within close proximity to the CBD — appealing to downsizers, first-home buyers, and families alike.

The home has been tastefully updated and is in good, well-maintained condition, presenting as move-in ready.

Expansive living areas provide the scale and flexibility ideal for larger families, with a layout designed for both comfort and practicality.

Key Features:

- Rural-style lifestyle property with established paddocks
- Ideal for horses and hobby farming
- Peaceful outskirts location, minutes to CBD and town centre
- Strong appeal for families, downsizers, and first-home buyers
- Updated home with modern improvements throughout
- Well-maintained and presented in move-in ready condition
- Spacious layout with multiple, large living areas
- Functional floorplan suited to large or growing families
- Excellent balance of lifestyle, convenience, and usability
- Scope to further enhance and add value over time

About this building

Weatherboard residential home with a Colorbond roof, combining traditional build style with low-maintenance modern roofing. Externally, it's a practical, durable structure, with good long-term weather resistance. The home includes rooftop solar, reducing ongoing electricity costs and improving energy efficiency. Split-system air conditioning provides reliable heating and cooling control across living spaces, supporting year-round comfort. Overall, it presents as a functional, updated home with key modern inclusions already in place rather than a full original-condition build.

Why are they moving?

While the owners genuinely enjoyed the property, the time has come to release the asset to its next chapter.

What they loved about the property

Over the years, the owners have truly cherished living in the property. They enjoyed the close proximity to town and the quiet, peaceful location, with plenty of room for animals and family.

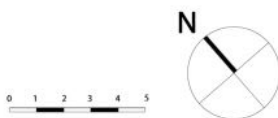
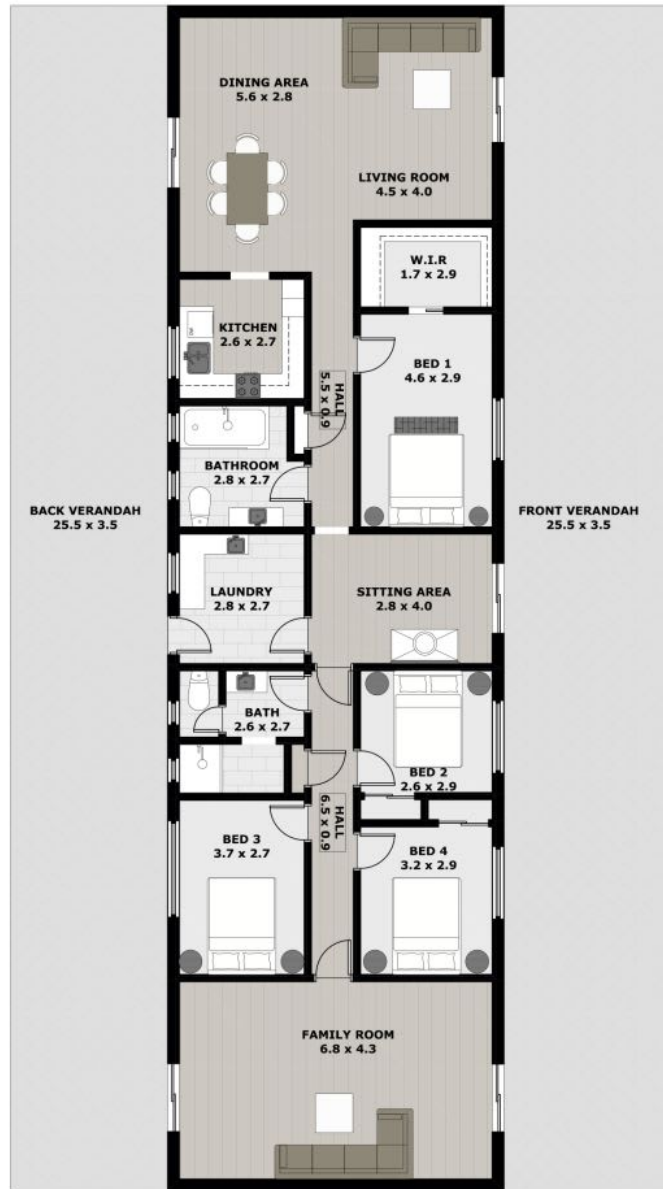
27 Stanley Crescent, Quirindi

 Hobby Farm	 Updated
 Large Families	 First Home
 Rural Aspect	 Affordable

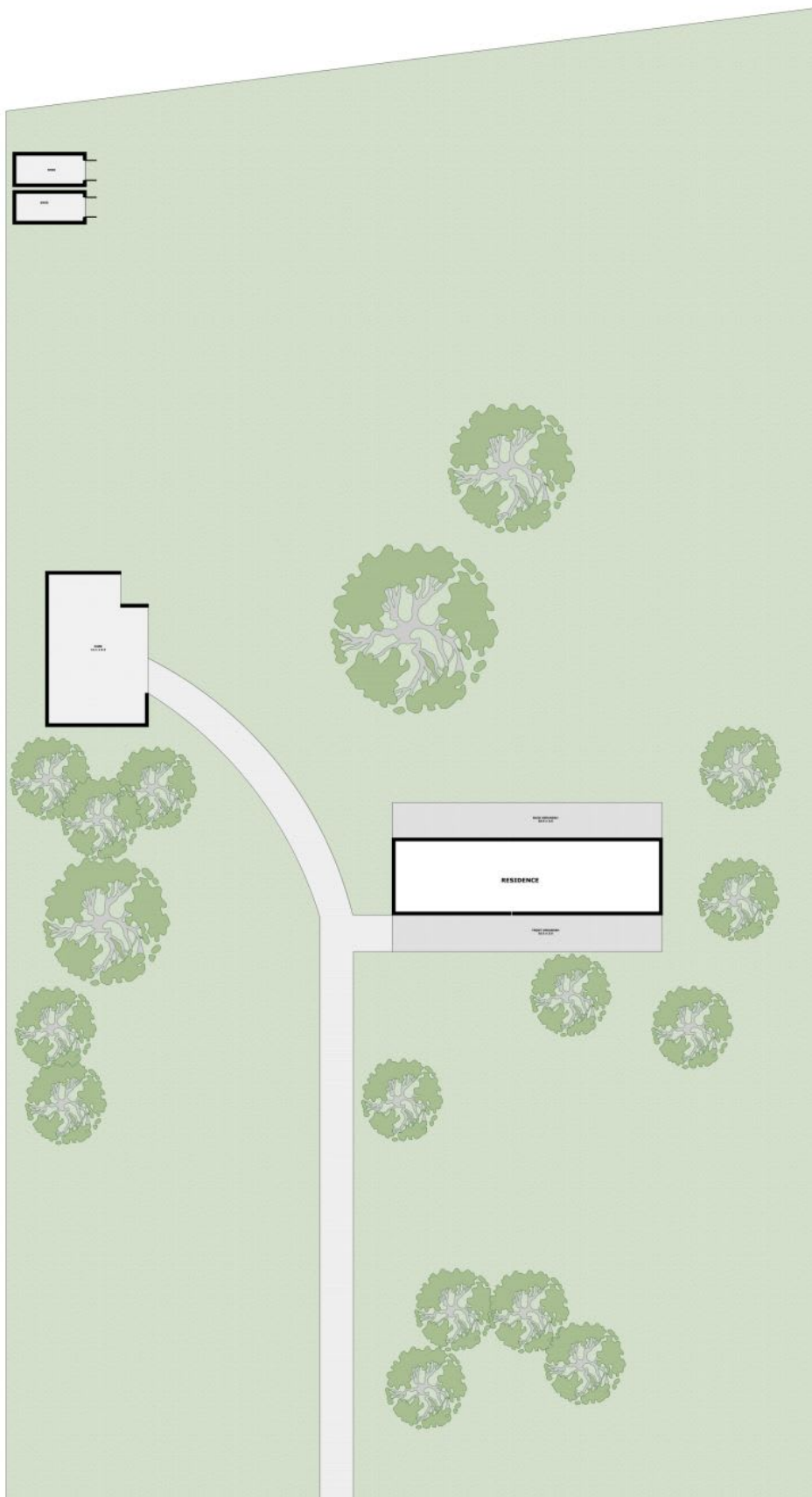
Rental Appraisal

27 Stanley Crescent Rental Appraisal
<https://files.rea-webbooks.com.au/file/wb-userfil...cent.pdf>

Floorplan



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Property Inclusions & Details

Council Rates

Council \$2,700 approx per annum

Contract Inclusions

Fixed floor coverings
Light fittings
Oven
Split system heating and cooling units
Insect Screens
Blinds
Wood Fire
Solar panels

Dining

5.6m x 2.8m
Split system heating and cooling
Wood style flooring
Sliding door access to rear patio

Family

4.5m x 4.0m
Split system heating and cooling
Wood style flooring
Sliding door access to front verandah

Kitchen

2.6m x 2.7m
Updated modern look sleek cabinetry
Quality appliances
Oven
Dishwasher
Stainless steel sink
Ceiling fan

Second Living Room

6.8m x 4.3m
Split system heating and cooling
Wood style flooring
Sliding door access to front verandah and also rear patio
Ceiling fan

Main Bedroom

4.6m x 2.9m
Wood style flooring
Ceiling fan
Walk-in robe
Vertical blinds

Bedroom 2

3.7m x 2.7m
Wood style flooring

Ceiling fan
Vertical blinds

Bedroom 3

3.2m x 2.9m
Wood style flooring
Ceiling fan
Vertical blinds
Built-in robe

Bedroom 4

2.6m x 2.9m
Wood style flooring
Ceiling fan
Vertical blinds
Built-in robe

Laundry

2.8m x 2.7m
Tile floor covering
Stainless steel sink
Ample storage

Main Bathroom

2.8m x 2.7m
Shower and bathtub
Vanity
Toilet
White marble look tiles

Second Bathroom

2.6m x 2.7m
Shower
Vanity
Separate toilet
White marble look tiles

Sitting Area

2.8m x 4.0m
Wood fire
Grey tile floor covering
Vertical blinds
Glass sliding door access to front verandah

Parking

14.1m x 9.4m
Farm shed
8-10 car accommodation

Other

Town water
Rainwater tanks
Septic Tanks
Rural fencing

Property Location



Surrounding sales



32 Milner Parade, Quirindi

Beds	Baths	Cars	Sold Date
3	2	6	04/02/2026
Size	Sold Price		
3074 m²	\$620,000		



24 South Street, Quirindi

Beds	Baths	Cars	Sold Date
3	2	2	15/12/2025
Size	Sold Price		
4047 m²	\$785,000		



142 Fitzroy Street, Quirindi

Beds	Baths	Cars	Sold Date
4	2	9	14/11/2025
Size	Sold Price		
4022 m²	\$720,000		

Around the area

Schools
Quirindi Primary School, Quirindi High School, St Joseph’s Primary School, Day Cares Transport to Tamworth Schools

Transport
Bus Stop, Taxi, Trains, Transport to Tamworth

Amenities
Takeaways, Hair dressers, Quirindi IGA, Parks, Service Stations, Pool, Community markets, Pubs, RSL Club & Bowling Club, Doctors, Hospital, Post Office

Selling Agent



Rebecca Creighton-Clarke

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Meet the Team



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'Whilst every care has been taken in respect of the information contained herein, no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries'.