



Merryvale - A Distinguished Rural  
Property with Endless Potential - ENTRY  
VIA Orchard Road



5



3



2

37 Chittaway Road, Kangy Angy

Contact Agent

Property ID:	L35925880
Property Type:	AcreageSemi-rural
Garages:	2
Land Area:	45.64 acres

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Welcome to Merryvale, a remarkable 18.47-hectare (45.64-acre) rural property in the heart of Kangy Angy, New South Wales. With its fertile, organically enhanced pastures and breathtaking natural beauty, this prestigious property offers unparalleled potential for agricultural ventures, including turf farming or the creation of an exclusive horse stud and equestrian centre.

Bordered by the scenic Ourimbah Creek Reserve to the north, Merryvale ensures a constant water supply, while its six separate paddocks offer flexible configurations to suit a variety of agricultural or lifestyle needs. Despite its expansive size, the property remains an oasis of privacy and seclusion, yet is conveniently located near local amenities, schools, and transport links, including the nearby Tuggerah Railway Station and the M1 motorway.

A standout feature of Merryvale is the meticulously crafted Australian Colonial Homestead, designed for comfort and elegance. With 6-inch blue gum hardwood timber flooring, 11-foot-high ceilings adorned with ornate cornices, and spacious entryways, this home exudes timeless charm. The residence offers five generously sized bedrooms, each featuring built-in robes, with two including ensuites. The master suite is a true retreat, complete with a walk-in robe. The formal lounge room, centered around a Superheat 850 combustion timber fireplace, ensures warmth and comfort throughout the year.

Additional features include a 50,000-liter underground freshwater tank, wrap-around verandahs, and beautifully landscaped grounds. The gourmet kitchen, with its Oregon timber doors, granite benchtops, and stainless steel appliances, is ideal for both casual meals and elegant entertaining.

#### Property Highlights:

- Five spacious bedrooms, all with built-in robes (two with ensuites; master with walk-in robe)
- Northerly aspect ensuring privacy and ample natural light
- High ceilings with ornate cornices, picture rails, and double-insulated timber floors throughout
- Ducted air conditioning and vacuum system for year-round comfort
- Three bathrooms, including a luxurious main with a spa bath
- Formal lounge room and separate rumpus room for versatile living
- Large, fully tiled laundry with built-in facilities
- Expansive wrap-around verandahs, ideal for outdoor entertaining
- 50,000-litre underground freshwater tank for self-sufficiency
- Stockyards and deep well irrigation system for agricultural use
- A thriving orchard and vegetable garden