



## 58 Bryant Avenue, MIDDLETON GRANGE, NSW 2171

### Near-New Luxury with Resort-Style Entertaining

Showcasing exceptional care and presentation, this near-new double storey residence delivers modern family living with a level of finish that truly stands out. Built in 2021 and owner-occupied by a meticulous homeowner since new, the property remains in immaculate, near-brand-new condition throughout.

Designed for both everyday comfort and entertaining, the home offers generous proportions, multiple living zones and seamless indoor-outdoor flow. Outdoors, recent upgrades elevate the lifestyle on offer, including a private Jacuzzi, fully enclosed alfresco with roller blinds and beautifully maintained, low-maintenance landscaping complete with astro turf, creating a year-round entertaining haven with minimal upkeep.

Key highlights include:

- Four spacious bedrooms, including a luxurious master retreat with walk-in robe, ensuite and balcony access
- Multiple living areas across both levels, ideal for families seeking space and flexibility
- Contemporary kitchen with quality appliances, ample storage and a central position to the home

**TYPE:** Auction

**INTERNET ID:** 98P2098

### AUCTION DETAILS

3:00pm, Saturday February 28th, 2026

### CONTACT DETAILS

**Leppington**  
Shop 4.04 / 5 Emerald Hills  
Boulevard  
LEPPINGTON, NSW  
02 8797 3177

**Frank Polistina**  
0407 406 673

- Stylish main bathroom featuring double vanity and freestanding bathtub
- Large upstairs rumpus providing an additional living or relaxation zone
- Covered alfresco area with roller blinds for all-weather use
- Outdoor Jacuzzi set within pristine, low-maintenance surrounds
- Ducted air conditioning, intercom, downlights throughout and excellent storage options
- Remote double garage with internal access

Positioned in a sought-after pocket of Middleton Grange, this home is conveniently located close to local schools, shops, parks and transport links.

A rare opportunity to secure a near-new home with premium upgrades already in place  
- simply move in and enjoy.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Roller Door Access, Security System

- Land Area 325.00 square metres
- Building Area: 275.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





