



FOR SALE

ENTERTAIN, RELAX & LIVE EXCEPTIONALLY IN A SOUGHT-AFTER KOTARA SETTING

AUCTION | ON SITE 10th October 2026 @ 10:30am

Registration Link:

Set in a quiet and tightly held pocket of Kotara, 19 Bryson Avenue is a beautifully presented family home designed around effortless entertaining, relaxed family living and the flexibility to accommodate teenagers, guests or extended family.

Elevated with a desirable north-facing aspect, the home combines stylish interiors with an exceptional outdoor entertaining environment, complete with a sparkling pool, heated spa and Balinese-inspired gazebo. Whether hosting a crowd or enjoying a quiet afternoon at home, this is a property that makes everyday living feel like a holiday.

At the heart of the home is the custom-designed kitchen, created for those who love to cook and entertain. Caesarstone benchtops surround an impressive 4.2-metre feature waterfall bar, incorporating seating for six and creating a spectacular focal point between the kitchen, dining and living spaces. Quality appliances include an ILVE dual fuel 900 commercial electric oven with four-burner cooktop, rotisserie, Teppanyaki plate and BBQ grill options, complemented by an ILVE commercial rangehood, Westinghouse dishwasher, recessed microwave and pantry.

The generous living arrangement includes a formal lounge and dining room, study and a light-filled open-plan entertaining zone that flows seamlessly outdoors.

Accommodation is equally well considered, with three bedrooms featuring built-in robes, while the master also enjoys new carpet. A split-system air conditioner is positioned to service the living room & bedroom zones, while additional ceiling fans provide year-round comfort.

The stylish bathroom features a combined bath and waterfall shower, along with a substantial his-and-her vanity.

Adding another dimension is the separate teenager's retreat, complete with split-system air conditioning. Ideal for older children, guests or blended-family living, the retreat also provides

3 BED | 1 BATH | 1 CAR

PRICE:
Auction

OPEN FOR INSPECTION:

Sep 12 at 10:00am - 10:30am

Sep 19 at 10:00am - 10:30am

Sep 26 at 10:00am - 10:30am

Oct 3 at 10:00am - 10:30am

Oct 10 at 10:00am - 10:30am

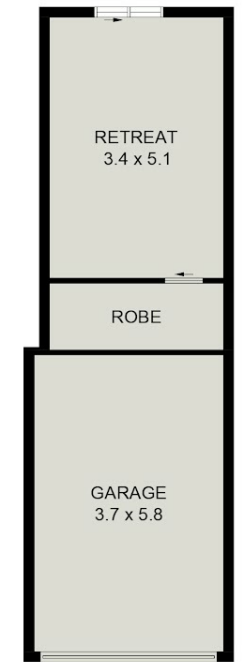


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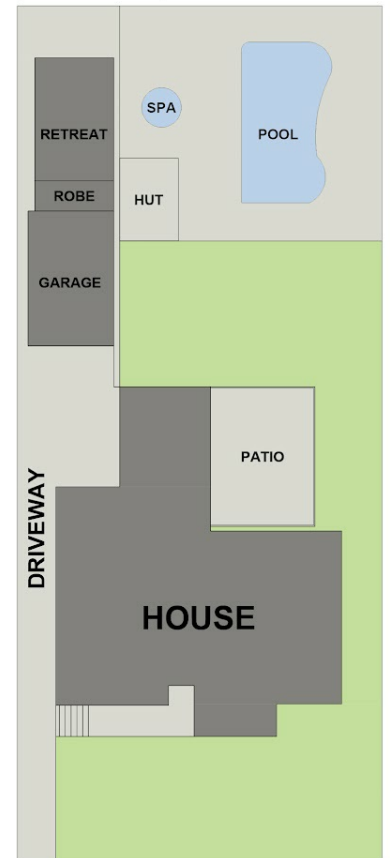
mccorristonpropertyco.com



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

SITE PLAN

(Not to Scale)



BRYSON AVENUE

19 BRYSON AVENUE KOTARA

DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.