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## Avalon Cres, Magalilssig *Bakersfeild*



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# LWP

PROPERTIES

# FULL-TITLE FAMILY GEM IN THE HEART OF MAGALIESSIG – SPACE, STYLE & SERENITY

**WEB REF:** RL4773

***R2,150,000***

**ERF SIZE:** 495m<sup>2</sup>

**FLOOR SIZE:** 185m<sup>2</sup>

**RATES AND TAXES:** R1,125

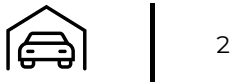
**LEVIES:** R1,194



3



2



2



Welcome to Bakersfield – a rare find in one of Fourways' most loved, family-friendly, full-title estates. Tucked away in a quiet pocket of Magaliessig, this beautifully maintained 3-bedroom home offers exceptional space, character, and flexibility – all wrapped in a secure, pet-friendly community just minutes from everything.

## What You'll Love:

- Big, Beautiful Garden – Enjoy a lush, evergreen outdoor space with manicured flower beds and a low-maintenance synthetic lawn that stays picture-perfect year-round. It's the ideal setting for kids, pets, and peaceful mornings on the patio.
- Bright, Open Living – The home's open-plan layout is both airy and inviting. The high-volume ceilings in the lounge create a sense of space and light, flowing seamlessly to the dining area and out to a stylish, covered patio with a premium adjustable louvre roof – let the sunshine in or close it off for a cosy, rainproof entertainment space.
- Smart, Sunny Kitchen – Compact yet practical, the U-shaped kitchen offers excellent workflow, natural light, and space for a dishwasher. It opens up to the dining area, making it ideal for both everyday living and entertaining.
- Comfort Meets Function – There are 3 bedrooms, including a spacious main suite with aircon, a walk-in closet, and a private full bathroom. The second and third bedrooms share a generous full bathroom—one of these is currently used as a home office but includes full built-in cupboards and a door.
- Extras that Make a Difference:
  - Double garage with direct access to the home
  - Separate staff quarters, currently used as a laundry room, but fully functional
  - Massive Wendy house (10m x 3m) – ideal as a playroom, studio, workshop, or extra storage
  - Backup water tanks – with a bit of creativity, these could be converted into a grey water system to further reduce costs and improve sustainability

## Secure, Easy Living:

Located in a secure area with 24-hour security, controlled access, and CCTV