

# MAGAIN



## 52 Joy Crescent MURRAY BRIDGE SA

4 2 4

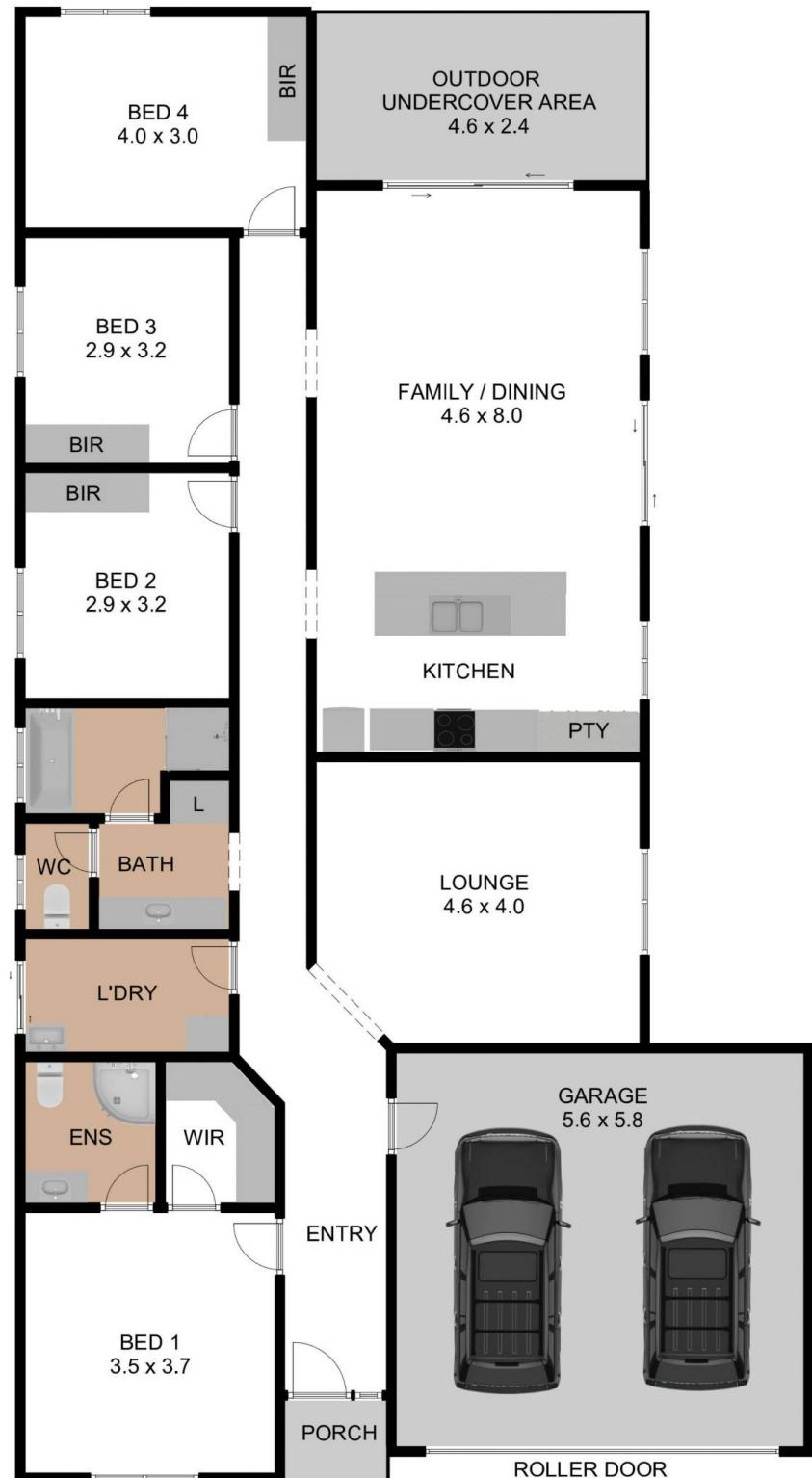
Set in the heart of Murray Bridge, this stunning light-filled property will take your breath away. Situated in a quiet street surrounded by beautiful new homes, it is perfect for those coming into the market, young families, or retirees who are looking for a superb property at a great price without comprising on space.

Additionally, this home will be suitable for investors wanting to enter the NRAS (National Rental Affordability Scheme) market. The NRAS rent is \$248 per week for new tenants and with the \$11,124 (approx.) per year Government payment as an NRAS rental, the gross return on investment is approximately 7.5% or \$24,020 per year.

Built in 2014 this generous four bedroom home offers a

[For full version visit the website](#)

**Type** : House  
**Building Size** : 155 sqm  
**Land Size** : 413 sqm  
**View** : <https://www.magain.com.au/property/52-joy-crescent-murray-bridge-sa/8423255>



C|R

52 JOY CRES, MURRAY BRIDGE SA 5253

**154.50 M<sup>2</sup>**  
INTERNAL LIVING

**32.30 M<sup>2</sup>**  
GARAGE

**11.70 M<sup>2</sup>**  
OUTDOOR UA

**1.70 M<sup>2</sup>**  
PORCH

**200.20 M<sup>2</sup>**  
GRAND TOTAL



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THE FLOOR PLAN IS FOR ILLUSTRATION PURPOSE ONLY. MEASUREMENTS ARE APPROXIMATE AND INTERNAL. NOT TO SCALE © BREP