

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.

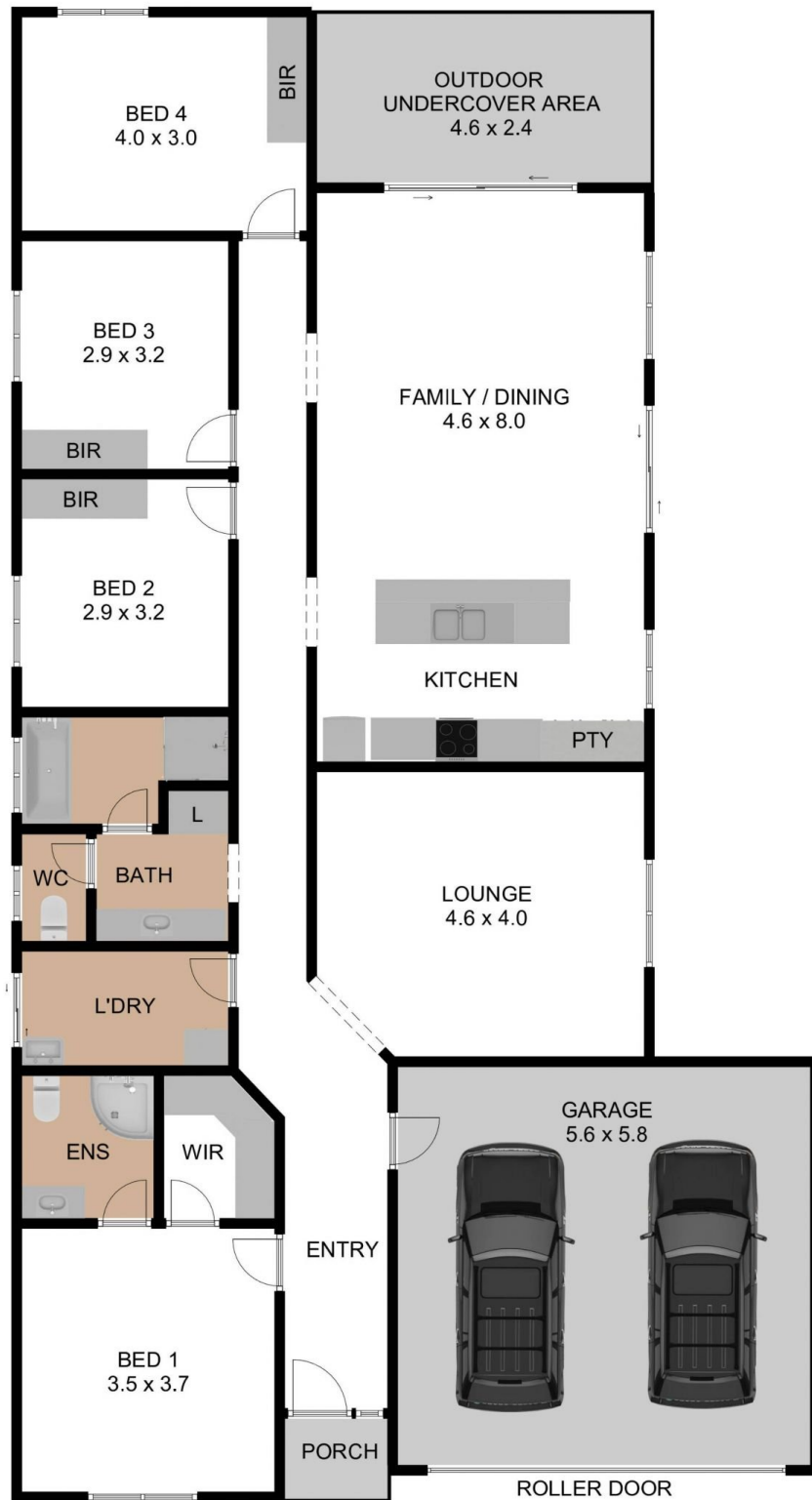
Built in 2014 this generous four bedroom home offers a

[For full version visit the website](https://www.magain.com.au/property/52-joy-crescent-murray-bridge-sa/8423255)

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

<https://www.magain.com.au>
Magain Real Estate

765 Marion Road Ascot Park SA
08 8277 1777



C|R

52 JOY CRES, MURRAY BRIDGE SA 5253

154.50 M²

INTERNAL LIVING

32.30 M²

GARAGE

11.70 M²

OUTDOOR UA

1.70 M²

PORCH

200.20 M²

GRAND TOTAL

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



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