

# MAGAIN



## 8 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 or for retirees who are looking for a superb property at a great price.

Additionally, this home will be suitable for investors wanting to enter the NRAS (National Rental Affordability Scheme) market. The current NRAS rent is \$243 per week and with the \$11,000 (approx.) per year Government payment as an NRAS rental, the gross return on investment is approximately 7.5% or \$23,636 per year.

Built in 2014 this generous four bedroom home offers a flexible floorplan to create your ideal home living. Open

<b>Type</b>	: House
<b>Price</b>	: \$ 310,000
<b>Building Size</b>	: 154 sqm
<b>Land Size</b>	: 449 sqm
<b>View</b>	: <a href="https://www.magain.com.au/property/8-joy-crescent-murray-bridge-sa/8423302">https://www.magain.com.au/property/8-joy-crescent-murray-bridge-sa/8423302</a>

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Magain Real Estate

765 Marion Road Ascot Park SA  
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8 JOY CRES, MURRAY BRIDGE SA 5253

TOTAL INTERNAL LIVING AREA : 127.90 M<sup>2</sup> CARPORT + PORCH + OUTDOOR UA : 61.70 M<sup>2</sup> GRAND TOTAL : 189.60 M<sup>2</sup>

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



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