

Murraylands Central Estate

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Murraylands Central is arguably one of the most exciting investment developments in Murray Bridge.

When buying an investment property location is a key element in ensuring high levels of occupancy, a high level of return on your investment, and importantly the potential for strong capital growth.

Your tenants, who are lucky enough to be living in such a well designed, high quality group of homes, will love living within walking distance to local shops,

parks and the wonderful long island riverside reserve on the banks of the mighty River Murray. Also close by are some of the best local schools including Murray Bridge South, Frazer Park primary school and Unity College.

In what is a uniquely planned mixed development in the fast growing City of Murray Bridge, you have the choice between 11 homes and 10 apartments to invest in.

The Murrayland 'Leigh' and 'Vale' all have three bedrooms,

two bathrooms and an open plan design which includes high ceilings and modern contemporary fittings and fixtures.

The two bedroom contemporary apartments are also well appointed and boast an open sense of space – designed with modern living in mind.

For those occupants wishing to commute to the city, the freeway is but a few moments away which will take you into Adelaide in around 50 minutes.

Murray Bridge is moving ahead



Why invest in Murray Bridge property?

- » The population is set to grow from 20,579 to 30,000 by 2025, with the addition of 13,000 new jobs to be created.
 - » Key infrastructure upgrades are planned in areas such as water supply, telecommunications, social amenities and transport.
 - » The central retail, community and commercial precinct is set to explode with major expansion and upgrades already underway.
 - » Just 75kms from Adelaide, it has become a major satellite city with ample residential opportunities compared to the neighbouring town of Mt Barker which has reached its development capacity.
 - » Rental vacancy rates are very low, with the high demand for quality, convenient accommodation pushing up rental yields.
 - » The average unit cost for investment properties in Murray Bridge is currently much lower than that of Adelaide, even when compared to the outer northern and southern suburbs.
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Set to become SA's largest rural city*



Murray Bridge is the largest Murraylands Council area with a population of 20,579 (provided by the Rural City of Murray Bridge Council 2013) is predicted to grow to 30,000 people by 2025 as one of the most buoyant regional economies in South Australia.

As the regional administrative and business hub, Murray Bridge and district includes some of the largest businesses – T&R Pastoral, Ridleys Agri-Products,

CPS Pipes, Big River Pork, The Newell Group, Swanport Harvest, National Foods, MBP Australia, Moore Engineering, Big W Distribution Centre in addition to regional Health Services, major retailing (including two Woolworths supermarkets, Coles, Bunnings Hardware, MITRE 10, Big W, Target and a new shopping centre complex with over 50 specialty shops housing in excess of 190 underground car parks) and a diverse service sector.

Education is provided by Public and Private Schools and a Murray Bridge Campus of TAFE.

An Urban Growth Management Plan commissioned from QED Pty Ltd and supported by further studies including Dairy Flats, Mobilong Prison, Riverfront Management and the Railway Precinct have established planning strategies for the Council and identified investment and development opportunities.

*Subject to variations in actual versus projected population growth.

Anticipated population growth presents excellent prospects for investment in the housing and retail sectors.

Expansion in education facilities, health, retirement and recreation will follow these developments. Tourism offers significant opportunities at the Railway precinct.

Most importantly the Rural City of Murray Bridge is underpinned by the agricultural sector with dairying, irrigated horticulture,

dryland farming and intensive animal production.

Source: Regional Development Australia (South Australian Government).

At the intersection of major highways and less than an hour from the City of Adelaide, with a Mediterranean climate and a range of quality health services, the Rural City of Murray Bridge is ideally located for urban living.

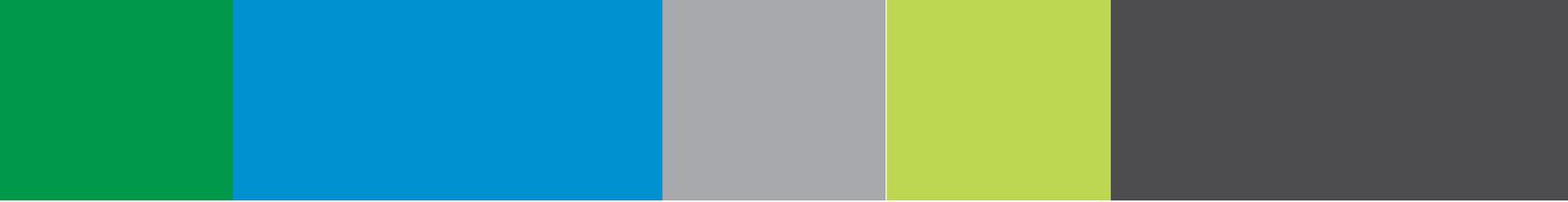
Quality golf course, horse racing facilities, bowling, tennis and ample room for walking and

recreation make this region a well resourced centre.

Probably the most exciting aspect of Murray Bridge living is its tranquil location situated right on the beautiful River Murray with all of the fun and recreation the water has to offer.

Lifestyle locations like these are also fast becoming popular retirement destinations for Australia's aging portion of the population.





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P 08 8431 4444 | post@ottopropertygroup.com.au | ottopropertygroup.com.au | RLA256495

