

# BINGARA GORGE



## Wilton emerges as a prime investment hub.

Wilton, located in the South West Growth Corridor is poised to become one of New South Wales' prime growth suburbs within the next 20 years, with economic development within the area touted at over \$7 billion combined with unparalleled opportunities.

Dylan Gray, Director at Urbis and author of the Wilton Market Outlook Report 2024 highlights the key reasons Wilton, encompassing masterplanned communities like Bingara Gorge stand out as a premier location for families, businesses and property investors.

"Wilton's population is set to grow by over 11% annually, with the suburb expected to double its population within the next five years and reaching 28,600 residents by 2041. This growth is driven by significant infrastructure investments that enhance liveability and create new opportunities for residents and businesses alike."

Supporting this growth is the \$1.6 billion Wilton Town Centre, set for completion by 2040. This development will include a major retail and commercial precinct, thousands of new jobs (during and post construction), extensive public open spaces with sports fields, and the preservation of 37 hectares of environmentally sensitive land.

In addition, the nearby Western Sydney International Airport, a \$120 billion project due for completion in 2026, will connect Wilton to key economic hubs and create transformative regional opportunities. The North-South Rail Link, a \$3.5 billion initiative will further bolster Wilton's accessibility and growth potential.



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Wilton's housing market reflects its growing appeal, with median house prices increasing by an impressive 14% annually over the past three years, outperforming Greater Sydney. Vacant land in Wilton has seen even stronger growth, with prices rising by 20% annually in the same period in places like Bingara Gorge. Despite these trends, the suburb remains relatively affordable, with median house prices at \$1.05 million, well below Greater Sydney's \$1.36 million.

"The combination of affordability and high growth potential makes Wilton particularly attractive for investors and first-time buyers. The rental market is also thriving, with a 3.7% gross yield and a vacancy rate of just 0.9%, significantly lower than Sydney's average," Dylan notes.

Wilton's community is predominantly young, family-oriented, and relatively affluent, with an average household income of \$176,000—25% higher than Greater Sydney. Around 90% of Wilton households are family-based and 97% of homes feature three or more bedrooms, catering to the needs of growing families.

"Families will find everything they need here in master planned communities such as Bingara Gorge. From excellent schools like Wilton Public School and Bingara Gorge Preschool, to significant retail and entertainment options, Wilton offers a balanced lifestyle," Dylan explains,

Jeff Atkinson, Project Director at Bingara Gorge, developed by Metro Property Development said, "People are choosing Wilton and Bingara Gorge for the exceptional quality of life we offer and diverse housing options. Our community is designed with over 200 hectares of open spaces, including parks, playgrounds and walking trails, providing residents with ample opportunities for outdoor activities.

Employment opportunities in Wilton are also expanding rapidly. By 2041, the Wollondilly Shire LGA is expected to add nearly 18,000 jobs, with growth focused on sectors like agri-business, healthcare, tourism, and professional services. The suburb's strategic location near the new airport and its robust infrastructure investments will make it a hub for economic activity.

"The future Bingara Gorge Country Club will further enhance our leisure and entertainment offerings, making it an ideal place for families and individuals seeking an active and fulfilling lifestyle. Proximity to Wollongong, the Southern Highlands and Western Sydney International Airport makes the area very attractive to home purchasers."



"Wilton's unique combination of location, affordability and amenities positions it as one of Greater Sydney's most promising growth areas. This is a suburb that offers both immediate value and long-term potential."

For further information visit [www.bingaragorge.com.au](http://www.bingaragorge.com.au)

