

BINGARA GORGE

Simply Beautiful



Welcome to our
Autumn community
newsletter

METRO

31 Pembroke Parade, Wilton NSW

April

20
25

As the leaves change and the crisp autumn air sets in, Bingara Gorge continues to progress bringing exciting updates to our growing community. We are pleased to share the latest developments.

The registration of 111 lots in Stages 10A and 10B is set for April, further expanding our vibrant neighbourhood. Looking ahead, civil works for Stages 10C and 10D will commence in mid-2025, comprising an additional 90 lots.

Progress is also being made on our community parks. Construction is nearing completion for Fairways North Park, with the opening planned for mid-year, providing residents with a beautiful space to gather and enjoy the outdoors.

Homestead Park and Condell Park Homestead will commence construction in mid-2025 with an expected opening mid-2026. In more positive news, we have received landowners' consent from the Community Association, paving the way for work to start on the golf bridges in late 2025, pending federal and state authority approvals.

A major milestone for Bingara Gorge is the commencement of work on the highly anticipated Bingara Gorge Country Club. This state-of-the-art new facility is scheduled to open early in 2026, further enhancing the lifestyle offerings within our community.

We are committed to developing a thriving and connected community, ensuring that Bingara Gorge remains a premier place to live, work and play. Thank you for being part of this journey and we look forward to sharing more updates in the months ahead.

Kind regards,

Luke Hartman

Managing Director, Metro Property Development



Secure land now, settle in mid-2026

Bingara Gorge is offering extended settlement opportunities in a new precinct Fairways West. For a limited time only, secure your land parcel in the family-friendly estate with land registration anticipated by mid-2026. Lots range from 405 to 900sqm and many feature a premium lakeside outlook. Fairways West is also near popular facilities such as beautiful parklands, gym, golf course and more. Don't miss out. Contact the sales team to be notified about the next land release.



Wilton: A prime investment opportunity

Insights from the Wilton Market Outlook Report 2024

Wilton is on the cusp of remarkable growth, making it an increasingly attractive destination for investors, homebuyers and businesses alike. According to the Wilton Market Outlook Report 2024 by Urbis, the area's population is projected to reach 28,610 residents by 2041, nearly doubling in the next five years. This rapid expansion, coupled with significant infrastructure investment, makes Wilton a prime location for growth and long-term investment.

At the heart of Wilton's transformation is a suite of major infrastructure projects that will enhance connectivity, lifestyle and economic opportunities. Key developments include Western Sydney International Airport, a \$120 billion project set for completion in 2026, which will accommodate 10 million passengers annually and boost regional economic growth.

Wilton is part of the Wollondilly Shire, which is forecast to see nearly 18,000 new jobs by 2041. Employment growth will be driven by industries such as agri-business, tourism, professional services, healthcare and industrial development.

Wilton's housing market is flourishing, fuelled by population growth and economic investment. The median house price in Wilton has experienced annual growth of 14% over the past three years, outpacing nearby suburbs and the Greater Sydney region.

Wilton presents a unique balance of affordability and strong growth potential, making it an appealing option for investors, families and first-home buyers. With over \$7 billion in economic investment in the Wilton region alone, a sustainable population growth forecast, and expanding infrastructure and employment opportunities, this suburb is positioned as one of Greater Sydney's most promising investment destinations

WHO LIVES IN WILTON?

	Wilton	Greater Sydney
Average Household Income	\$176K	\$140K
Average Age	33	38
White Collar	68%	77%
Family Households	90%	73%
3+ Bedroom Dwellings	97%	65%
Homeowners	88%	63%

Source: ABS 2021, Urbis

TOP 5 LOCATIONS OF WORK

Wilton residents

Almost 60% of Wilton's residents work within Sydney's Outer Southwest.



	Proportion
Wollondilly	28%
Campbelltown	17%
Camden	11%
Liverpool	6%
Sydney CBD	5%

Source: ABS 2021, Urbis

MEDIAN PRICES & GROWTH – HOUSE & VACANT LAND

As of June 2024

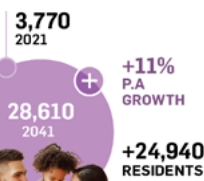
	Wilton	Gledswood Hills	Harrington Park*	Menangle Park	Cobbitty	Greater Sydney
House						
Median Price	\$1,050,000	\$1,164,500	\$1,419,500	\$609,000	\$955,000	\$1,360,000
3 Year Growth (p.a.)	14%	13%	8%	15%	21%	10%
Vacant Land						
Median Sales Price	\$600,000	\$747,000	-	\$580,000	\$549,900	\$659,000
3 Year Sales Growth (p.a.)	20%	11%	-	12%	12%	13%

*Vacant land details is excluded in Harrington Park due to insufficient sales data.
Source: PriceFinder, Urbis

POPULATION FORECAST

Wilton

Wilton is forecast to experience rapid population growth to 2041, almost doubling in just the next five years.



Source: Id. ABS 2021, Urbis

RENTAL PERFORMANCE - HOUSES

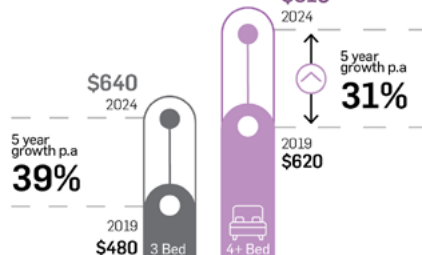
Year to June 2024

	Median Rent	Rental Yield
Wilton	\$790	3.7%
Gledswood Hills	\$800	3.1%
Harrington Park	\$810	2.7%
Menangle Park	\$770	4.0%
Cobbitty	\$720	3.8%
Greater Sydney	\$750	2.9%

Source: PriceFinder, Urbis

MEDIAN RENT & GROWTH - HOUSES

Year to June - Wilton



Source: PriceFinder, Urbis

TOP 5 ECONOMIC GROWTH OPPORTUNITIES

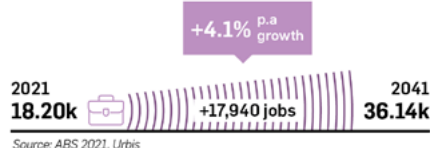
Wollondilly Shire

Agri-business
Tourism
Industrial
Professional Services
Healthcare

Source: ABS 2021, Urbis

EMPLOYMENT GROWTH

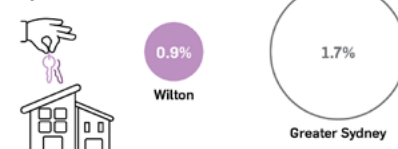
Wollondilly Shire



Source: ABS 2021, Urbis

RESIDENTIAL VACANCY RATE

July 2024



Source: SQM Research, Urbis

Wollondilly Razorbacks

Bingara Gorge/Metro is proud to be a platinum sponsor of the Wollondilly Razorbacks, who is fielding 12 representative teams this year. The Wollondilly Razorbacks is a not-for-profit organisation that is dedicated to developing young athletes and fostering a love for basketball within the local community.

With all funds raised through sponsorships, fundraising initiatives and player fees, the association reinvests in its teams, facilities, uniforms and programs to expand the game in Wollondilly's Shire.

The Razorbacks operate out of the Wollondilly Leisure Centre in Picton, where they offer social basketball training and competitive games. The club has grown significantly, now competing in the Barrengarry League and Southern Junior League. These opportunities allow young players to experience high-level competition.



Airport rail link

The recent commitment of \$1 billion by the Federal Government towards securing a rail corridor for a connection between Macarthur and Western Sydney International Airport is a major step forward for the South West region. This investment will enhance connectivity, support local communities and unlock economic opportunities for residents and businesses.

Bingara Gorge recognises the importance of efficient transport infrastructure to support sustainable growth. Improved rail links will provide direct access to the emerging Aerotropolis, making it easier for residents to commute to jobs, education and services. With a growing population, this investment helps address infrastructure gaps and supports long-term prosperity.

This rail investment aligns with Bingara Gorge's vision of fostering a connected and thriving community. As the region continues to grow, transport links will enhance accessibility, reduce travel times, and increase the overall appeal of the area.

With bipartisan support secured for this critical infrastructure project, Bingara Gorge looks forward to its progress and the benefits it will bring. This development highlights the importance of strategic infrastructure planning in shaping Western Sydney's future and ensuring Wollondilly and Macarthur receive the transport solutions they need.



Photo credit: Western Sydney International Airport.

Country Club under construction

The estate is set to welcome a world-class leisure and entertainment venue as construction progresses on the highly anticipated Bingara Gorge Country Club. Wollondilly Shire Council Mayor Matt Gould officiated the groundbreaking ceremony, marking a milestone in Wilton's transformation into a lifestyle destination.

Located on a 7,280m² site adjacent to Bingara Gorge's golf course, the facility will enhance the local area while supporting economic growth. The project will create more than 100 jobs during construction and over 100 permanent positions upon completion, boosting employment in the region.

Significant progress has been made with service relocations, demolition and bulk excavation now completed. The next phase includes new services installation and structural excavation, preparing for concrete formwork and pouring. Structural framing is set to begin in May, with completion expected in early 2026.

Set within a tranquil bushland setting, the Bingara Gorge Country Club is poised to become a hub for dining, socialising and entertainment. This high-quality amenity will be a place for residents and visitors to connect, enhancing the sense of community in Wilton.



Our home

Jaidyn and Chloe, "From the moment we saw Bingara Gorge we knew it was where we wanted to call home. The beautiful surroundings strong sense of community and amenities made it stand out to us. The well-maintained parks, walking trails and recreational spaces create a great atmosphere. We can see ourselves settling in for the long term.

As first-time home buyers we wanted to work with a builder we could trust. Creation Homes made the process so much easier. Their quality builds, modern designs and great value stood out. They've been transparent and professional throughout which gave us confidence in our decision. We love that our home is both contemporary and with a practical design to suit our lifestyle.

Chloe and I have always lived in the Camden and Campbelltown areas, but we were looking for more space while staying close to family and friends. Wilton offers the perfect balance of a peaceful semi-rural feel with easy access to shops, beaches and the motorway to Sydney. We also had family already living in Bingara Gorge who spoke highly of the community, so it felt like the right choice."





Embrace open plan living

Open-plan living is a defining feature of modern home design in Bingara Gorge, offering a seamless blend of functionality, comfort and style. This layout enhances natural light, creates a sense of spaciousness and fosters social interaction, making it ideal for contemporary lifestyles.

According to Nadine Latunin, Interior Design Manager at McDonald Jones Homes,

“Open-plan living supports flexible living, allowing homeowners to transition easily between areas while maintaining a cohesive aesthetic. To create a sense of flow, careful planning is essential.”

Sightlines help connect areas naturally, while a consistent colour palette and complementary materials unify the design. Flooring continuity enhances cohesion, while variations in texture or pattern subtly define different zones. Strategic furniture placement, rugs and ceiling features such as pendant lights or beams help delineate living, dining, and kitchen areas without the need for walls.

Lighting plays a crucial role in setting the ambiance and defining spaces. “Layered lighting is key to zoning an open-plan layout. Pendant lights over dining tables, downlights in kitchens and floor lamps in living areas create structure and enhance the mood,” says Nadine. Dimmers add flexibility, allowing homeowners to adjust lighting as needed.

In Bingara Gorge, open-plan designs maximise the connection with the rural landscape. Large windows, sliding or bi-fold doors and seamless indoor-outdoor transitions bring natural beauty into the home. “Extending flooring materials onto patios and using a consistent colour palette strengthens the indoor-outdoor connection. Earthy tones and natural materials like timber, stone and raw concrete complement the surroundings, reinforcing a connection to nature,” Nadine explains.

For those looking to embrace open-plan living in Bingara Gorge, McDonald Jones Homes offers house and land packages tailored to this design philosophy. The Porto package is priced from \$998,600*. Visit www.mcdonaldjoneshomes.com.au to learn more.