

# BINGARA GORGE



## Why north west buyers are heading south west

Sydney's property landscape is changing, with more buyers from the north west looking south west for their next home or investment. At Bingara Gorge in Wilton, this trend is becoming increasingly noticeable, offering purchasers not just better value but also a great lifestyle.

Sales Manager at Bingara Gorge, Yve Whitehead has witnessed this change first-hand. "Better value for money is the biggest driver. Clients are experiencing considerable growth in their properties now due to new community facilities and infrastructure in the area, which is motivating them to buy a bigger block of land and build their dream home," Yve explains.

To illustrate, Yve compares the markets directly. "A four-bedroom house in Kellyville is selling for around \$1.5 million on the lower end, while you can build a four or five bedroom home on 450 to 550sqm in Bingara Gorge and still keep approximately \$200,000 in your pocket. That is hard to say no to."

*Simply Beautiful*





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Lifestyle is just as important as affordability. "The golf course, resort style facilities, walking trails and parks all set Bingara Gorge apart. Buyers love the safer, quieter semi-rural feel, while still being well connected to Sydney," says Yve.

Future infrastructure also fuels demand. "With the future Western Sydney International Airport approx. 30 minutes away and upgrades to the M8, M5 and Hume Highway underway, growth potential here is still being explored. Being part of this growth is driving enquiry," she adds.



When it comes to housing preferences, Yve says most buyers seek 450 to 500sqm of land with a double garage and four to five bedrooms. "It is not just more affordable in the south west, it is a lifestyle choice. Buyers are obtaining more space, greener surroundings, a stronger sense of community and all approx. 30 minutes from South Coast beaches."

The shift is also evident among investors and tenants. Elle MacRae, Business Development Manager at LJ Hooker, says enquiries from the north west are rising. "Enquiries overall have increased especially following the interest-rate reductions this year and we are definitely noticing a strong influx from the north west."

"The south west has gained huge attention, especially Wilton which is located in the south west growth corridor. New developments have captured the interest of both investors and tenants. People still have access to the CBD but with the bonus of living in semi-rural environment."



Elle highlights Wilton as a standout. "It offers a diverse property mix, from varying block sizes to modern estates like Bingara Gorge. It is earmarked for long term growth with schools, town centres and major developments on the way. Its location just off the Hume Highway and Picton Road makes Sydney the Southern Highlands and Wollongong easily accessible. Wilton offers something for everyone - investors, tenants and homeowners alike."



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