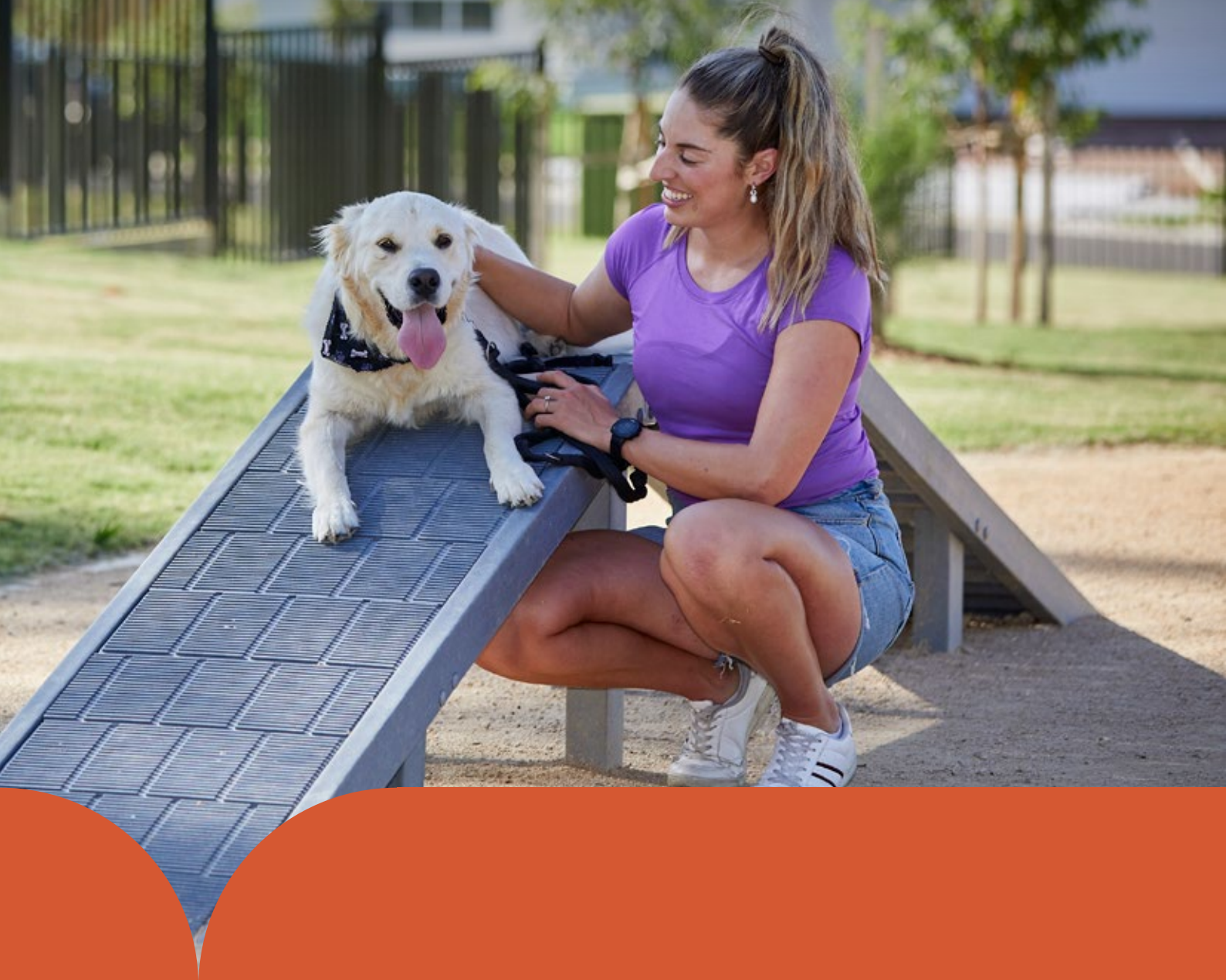


BINGARA GORGE

Simply Beautiful



Welcome to our
Spring Community
Newsletter

METRO

31 Pembroke Parade, Wilton NSW

October

20
25

After a cold and wet winter, it is great to see Bingara Gorge come to life in the warmer months with progress continuing across our growing community. We are pleased to share the latest developments.

The registration of 111 lots in Stages 10A and 10B in Fairways West is now complete, further expanding our neighbourhood. Civil works have advanced with construction commencing on Stages 10C and 10D, along with the delivery of the acoustic wall. These stages will bring an additional 104 lots to Bingara Gorge, with new land releases coming soon.

Much activity is taking place on our community parks. The finishing touches are being made to Fairways North Park, which will open in mid-October. This new space features a central waterbody, walkways, shaded playground and a viewing platform for residents to enjoy.

Construction has also started on Homestead Park, due to finish in mid-2026, while Condell Park Homestead is scheduled to commence later this Spring with completion anticipated in late 2026.

Momentum continues on the golf bridges. Approvals are well underway with state and federal authorities. These bridges will create better connectivity across the estate when delivered.

Bingara Gorge is not just a place to live, but a place to belong. We remain committed to creating a family friendly community.

Kind regards,

Luke Hartman

Managing Director, Metro Property Development



Artist's impression



Artist's impression

A boutique hotel is coming

Development approval has been granted for a boutique hotel adjoining the Bingara Gorge Country Club, adding a new accommodation option in South West Sydney.

Delivered by the Feros Group, the project will feature 49 guest rooms, a gym, pool, health and beauty services and retail space. The hotel will complement the Country Club's extensive facilities, which include a family bistro and bar, sports bar, beer garden, children's play area and multiple function spaces.

Designed to integrate seamlessly with the surrounding landscape, the hotel incorporates recycled materials,

black cladding, louvres for shading, and sustainability features such as solar panels and rainwater harvesting. Its northern orientation captures scenic views across the golf course and national park.

The hotel will provide a valuable option in an area where accommodation supply is limited, supporting local residents, golfers, business visitors and tourists. It also strengthens Bingara Gorge's position as a growing lifestyle and tourism destination within the South West Growth Corridor.

Construction is anticipated to start late in 2027.

A boost for first-home buyers

From 1 October 2025, the expanded Federal Home Guarantee Scheme will open the door for more Australians to buy their first home with a 5% deposit, without the added cost of Lenders' Mortgage Insurance. With property value thresholds lifted to \$1.5 million in Sydney, many home and land packages and completed homes in Bingara Gorge will fall within the eligibility range.

For first-home buyers, this provides a significant financial benefit. Saving a 20% deposit has long been a barrier, particularly as property prices continue to rise. By reducing upfront costs and removing the need for mortgage insurance, the scheme allows buyers to enter the market sooner and redirect savings into building their future.

At Bingara Gorge, this means young families and individuals who may have previously been priced out can now secure a place in our masterplanned community. With schools, parks, retail and the new Country Club on the horizon, buyers are investing not only in a home, but in a lifestyle with long-term growth potential.

For those ready to make the move, the scheme represents a timely opportunity to turn the dream of home ownership at Bingara Gorge into reality.



Contemporary completed homes

Next month, Creation Homes is bringing a collection of high-quality modern completed homes to the estate, utilising pale colours and architectural features that blend with the bushland setting. With options to suit families, first-home buyers and downsizers, these homes offer buyers a turnkey solution.

Drafting Manager Dineen Anderson said Bingara Gorge's appeal lies in its meticulously designed masterplan and strong demand from buyers seeking value, space and community amenities. The estate's mix of lot sizes allows Creation Homes to deliver efficient, well-proportioned designs that also suit multigenerational living. Floorplans make use of natural light and open living areas, with four and five bed options."

Popular features include alfresco spaces, north-facing orientation to reduce energy costs and additional storage areas. Completed homes start at \$1.3m (5 beds). Call today to find out more on 1800 647 155.



Gardening competition winner - Ridgeline precinct

Congratulations to Andrea and Ross, winners of the Bingara Gorge gardening competition in Ridgeline precinct. Their garden is a labour of love, created almost entirely by hand. "We are very proud of what we have created. Aside from the retaining wall, we did everything ourselves," Andrea said.

"Among the highlights are rare succulents, along with plantings of chillies, rosemary and chives that bring both colour and flavour to the outdoor space. The garden is a way to connect with nature and enjoy time together outdoors."

They began growing cuttings from their old garden the moment land was exchanged. These plants are now well established in their new home. Ross suggests fertilising regularly, removing weeds early and avoiding chemicals where possible to help the garden flourish. His advice to new gardeners is simple, "If you like succulents, join groups who share cuttings. It is a great way to get started and very cost effective."

Andrea and Ross' efforts have not only created a beautiful garden for themselves but also inspired neighbours, with many stopping to admire their work.



Meet Yve Whitehead

As Sales Manager at Bingara Gorge, Yve plays an important role in guiding buyers through one of the biggest decisions of their lives, choosing a place to call home. Her goal is to make the process smooth, enjoyable and stress-free from enquiry to settlement.

For Yve, the people are what make her role rewarding. She said, "I love seeing the excitement when someone finds their ideal land parcel or dream home and being part of that special milestone. Handing over the keys to a client's new home always puts a smile on my face too."

A highlight so far for Yve has been helping a family secure a forever home with splendid views over the golf course in Fairways precinct, something they thought was beyond their reach.

Yve believes Bingara Gorge is more than just a housing estate, calling it a close-knit community. "Customers love the family friendly vibe and community facilities in the estate – parks, gym, swimming pool, tennis courts and golf course. The amenities appeal to people with active lifestyles."

Outside of work, Yve enjoys travelling with her husband and son as well as cooking Korean BBQs for family and friends.



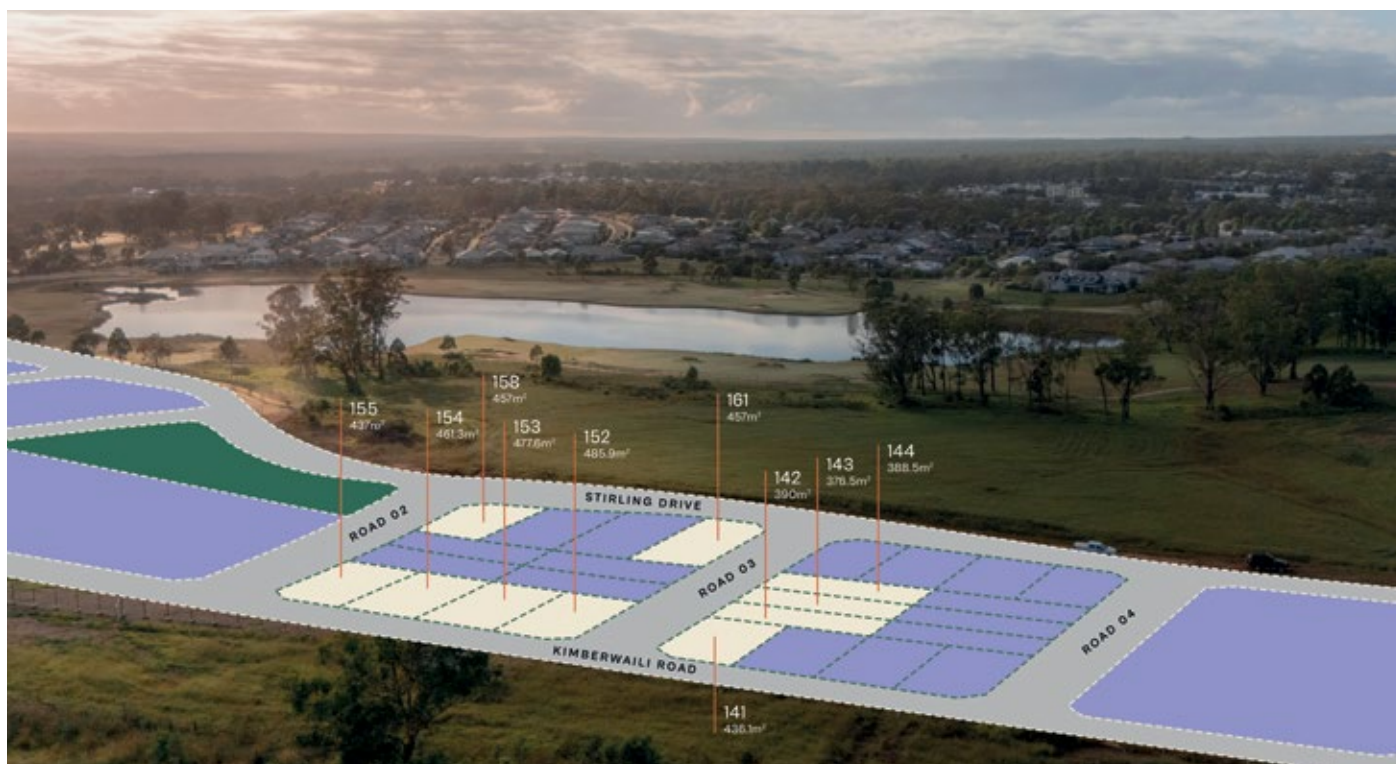
Country Club construction update

Construction of the Bingara Gorge Country Club continues to make great progress, with completion anticipated in Autumn 2026. Designed by H&E Architects and built by Calida, the venue will become a social hub for dining, entertainment and community life.

Recent milestones include the completion of all slabs on ground and suspended concrete pours, as well as structural steel installation to the sports bar, gaming areas and back of house. Structural steel portal frames for the bistro are set to commence this month. Roofing has been installed to the back of house and has now started on the sports bar and gaming areas.

Internally, services have commenced on the lower ground, back of house and sports bar/gaming, while partition framing is also underway. The chimney blockwork for the sports bar fireplace has been completed, marking another key feature of the build.

Once complete, the Country Club will accommodate up to 1,000 people across several spaces, creating a new benchmark for leisure and hospitality within Bingara Gorge.



Land - Fairways West

As Bingara Gorge continues to grow, more buyers are choosing to make this masterplanned community their future home. With a range of land options available, blocks are available to suit all lifestyle needs.

A new collection of land lots in Fairways West precinct is now selling. Sized from 436 to 485sqm, these flat, easy

to build blocks are ideal for a variety of home designs. With extended settlement terms and registration expected from mid to late 2026, you will have plenty of time to plan and prepare. Land can be secured with a 5% deposit.

Call our sales team today on 1300 005 657 to learn more.