

BINGARA GORGE



Why investors are tuning to Wilton

Sydney's south west continues to attract strong interest from buyers and investors seeking value, lifestyle and long-term growth. Few people understand this market better than Erik Bjorklund, Principal of Century 21 Picton, who was born and bred locally and has spent the past decade working in real estate across the region.

Erik says the appeal of Wilton and Bingara Gorge comes down to location, lifestyle and future potential. "The suburb is only minutes to the Hume Highway and Picton Road, enabling quick access to major centres like Liverpool, Parramatta and Wollongong while still enjoying a more rural, laid-back lifestyle. That balance is incredibly attractive for buyers who seek space and quiet without sacrificing connectivity."

"The area's strong value proposition is underpinned by consistent capital growth. Over the last five years the local market has averaged around 7.5% capital growth per year. That's a very strong result," he says.



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BINGARA GORGE

"In Bingara Gorge there is a golf course, shops, great outdoor spaces and a public primary school, with a high school currently under construction. As these amenities expand, they only strengthen long term growth and buyer confidence."



Western Sydney International Airport, set to open late in 2026 is also accelerating demand. "The new airport reinforces how strong this location is. Wilton residents will be about 30 minutes from the airport and one hour from the existing one. Add in new road upgrades and the ease of getting onto the freeway, the area becomes even more appealing for people who travel or work across the region," Erik adds.

Convenience is another major drawcard. "If you work in Sydney, Campbelltown or Wollongong, the commute is easy. When exiting the Hume Highway, commuters are basically home. Most homes are far enough from major roads that you can still enjoy a peaceful, quiet environment," he says.

Erik has worked with many buyers, tenants and investors in Bingara Gorge and believes its success lies in the masterplan. "It is the right size, big enough to offer great amenities but not so big that it feels like suburbia. People come from more built-up areas and are immediately struck by how peaceful it is. The estate has a real community feel."

"The rental market across the region is performing exceptionally well. We manage hundreds of properties and when one becomes available, we receive dozens of enquiries almost immediately. Most are leased within a week or two for very strong prices," Erik comments.

With demand outweighing supply, rents are rising quickly, which has encouraged a shift toward dual occupancy investments. House and granny flat properties are extremely popular because they can be neutrally or even positively geared. Returns are very appealing in Wilton.

Investors entering the market come from a mix of locations. "We see a lot of people from Liverpool, Parramatta and CBD fringe suburbs who find Wilton far more affordable. But there are also many local investors who understand the area's growth and want to keep their investment properties close by," he adds.

Looking ahead, Erik says the next decade will define Wilton as one of Sydney's most significant regions. "In five to ten years, Wilton is going to be huge. Bingara Gorge represents only a small part of the total planned development. There will be a high school, major shopping precincts and significant increases in infrastructure. It is going to become its own little city."



"Wilton represents some of the best value in Sydney. With strong growth, major infrastructure, great amenities and affordability, it is no surprise more investors are coming this way. The next decade will deliver extraordinary change, so now is the time to take a look," Erik concluded.

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