

BINGARA GORGE



How to find the perfect homesite

Selecting the right homesite is one of the most important steps in the homebuilding journey. It is where a future home will take shape and daily life unfolds.

At Bingara Gorge with its picturesque landscapes, golf course views and natural bushland surroundings, there is an added opportunity to secure a block that not only suits the home but enhances a lifestyle.

When first exploring land options, it is easy to focus on size or location, but Toni White, Building Designer at Straightline Studio Co., says the fundamentals should always come first.

"Aspect and orientation play a critical role in how a home will feel and perform. A north facing backyard is ideal as it allows natural light to fill the main living areas throughout the day. If north sits to the side of the block, careful design can still maximise sunlight by positioning living areas and windows to capture it," she says.

"Orientation plays a big role in how a home feels day to day. A well oriented home will feel brighter, more comfortable and is energy efficient."



Toni White
Building Designer, Straightline Studio Co.

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Understanding the land itself is just as valuable before committing to a homesite. The slope and topography of a block can significantly influence both design and construction costs. A flatter block is generally more cost effective to build on, while steeper sites may require additional work such as excavation, retaining walls or split-level designs.

Toni notes, "Choosing a block with as little fall as possible is ideal, but if there is a slope, incorporating a step in the design can be a smart and cost-effective way to work with the land."

It is also imperative to review any easements or restrictions, as these can affect where and how a home can be built.

One of the most common mistakes buyers make is securing land before fully understanding these constraints. Easements or site limitations can impact original plans, which is why early advice is valuable.

Finding the right homesite is also about ensuring it supports the desired lifestyle now and into the future. Whether planning for family living, entertaining or simply having space to relax outdoors, the block needs to accommodate the home while still allowing for usable yard space.

Toni recommends considering whether a two-storey home might be the right solution to maximise both indoor and outdoor areas.

At Bingara Gorge, many homesites offer beautiful bushland and golf course outlooks. Designing to take full advantage of these views can make a significant difference to everyday living.

Toni has designed many homes in Bingara Gorge and suggests positioning main living areas and the main bedroom to face the view wherever possible.

"We always look to place living spaces and bedrooms towards the outlook and create a strong connection to the outdoors through alfresco areas, balconies or verandahs," she says.

Creating a visual line from the front door through to the view beyond is another simple but effective way to elevate the overall design and sense of arrival.

Block size and shape also play a role in how a home comes together. While rectangular blocks are often easier to design for, unique shapes can open up more creative possibilities.

Toni explains, "Custom home designers can work with a wide range of block types, tailoring the design to suit both land and lifestyle needs.

"Engaging with a designer as early as possible can make all the difference when narrowing down options. Many clients come to us with several sites that fit their budget and preferred size, and together we work through which one will best support clients' vision and lifestyle."

"It is about more than just land. It's about laying the groundwork for a future home and lifestyle. At Bingara Gorge, the right homesite can help bring that vision to life," Toni concluded.



Land at Bingara Gorge is now selling from \$725,000. For more information or to speak with the sales team, contact 1800 647 155 or visit the Bingara Gorge Sales Office, 31 Pembroke Parade, Wilton NSW.