

An aerial photograph of a golf course at sunset. A large, irregularly shaped lake is the central focus, reflecting the golden light of the setting sun. The golf course is visible in the foreground and middle ground, with several sand traps and green fairways. In the background, a residential development with many houses is visible, along with a dense line of trees. The sky is filled with soft, wispy clouds, and the overall atmosphere is peaceful and scenic.

BINGARA GORGE

# EXECUTIVE SUMMARY

## Project Name

Bingara Gorge

## Project Location

31 Pembroke Parade, Wilton NSW 2571

## Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

## Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

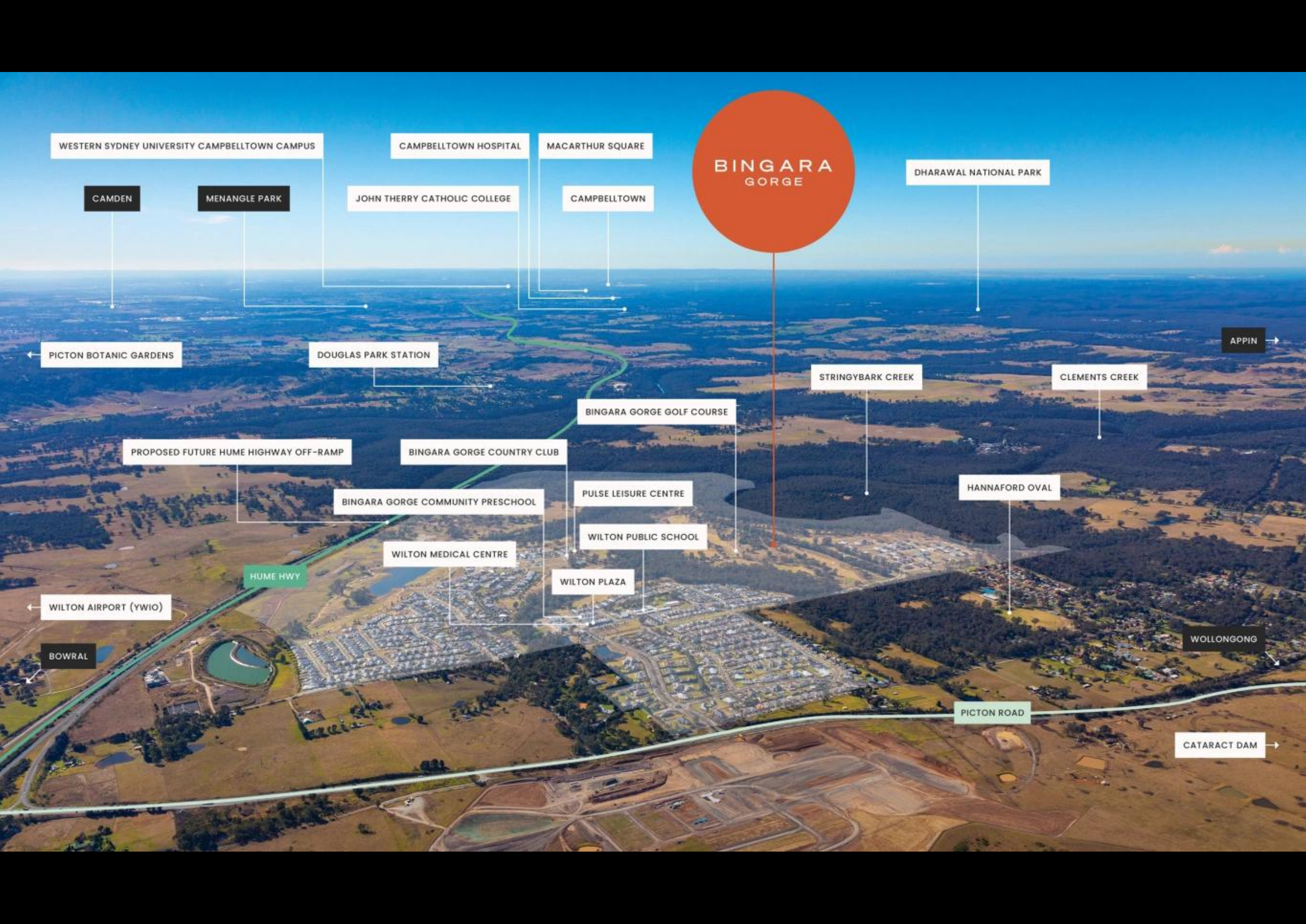
## The Project

Bingara Gorge, located in Wilton in Sydney's South-West, has evolved into a thriving community over the past decade. It embraces the region's natural beauty, rural charm, and spaciousness, making it a one-of-a-kind place to reside.

With its unparalleled 18-hole golf course as its centre, the community also boasts a community hub with exclusive modern recreation amenities like a gym, tennis courts, and swimming pools. The community is also equipped with an on-site primary school, retail centre, childcare facilities, and medical centre, ensuring that daily necessities are conveniently accessible.

- Breathtaking vistas of the Razorback Range and the picturesque 18-hole golf course
- Two tennis courts, three swimming pools, and a well-equipped gym & Fitness Studio
- DA Approved Country Club complete with a restaurant and bistro
- Retail precinct with specialty stores
- 200 hectares of sprawling open areas and 120 hectares of preserved bushland.
- Green spaces include parks and playgrounds, picturesque waterways, and trails for walking and cycling.
- 15km to Picton Town Centre, 30km to Campbelltown, 42km to Wollongong
- Easy access to the M5 and Hume Highway with a proposed connecting off-ramp





**BINGARA  
GORGE**

WESTERN SYDNEY UNIVERSITY CAMPBELLTOWN CAMPUS

CAMPBELLTOWN HOSPITAL

MACARTHUR SQUARE

DHARAWAL NATIONAL PARK

CAMDEN

MENANGLE PARK

JOHN TERRY CATHOLIC COLLEGE

CAMPBELLTOWN

← PICTON BOTANIC GARDENS

DOUGLAS PARK STATION

APPIN →

BINGARA GORGE GOLF COURSE

STRINGYBARK CREEK

CLEMENTS CREEK

PROPOSED FUTURE HUME HIGHWAY OFF-RAMP

BINGARA GORGE COUNTRY CLUB

HANNAFORD OVAL

BINGARA GORGE COMMUNITY PRESCHOOL

PULSE LEISURE CENTRE

WILTON PUBLIC SCHOOL

WILTON MEDICAL CENTRE

WILTON PLAZA

HUME HWY

← WILTON AIRPORT (YWIO)

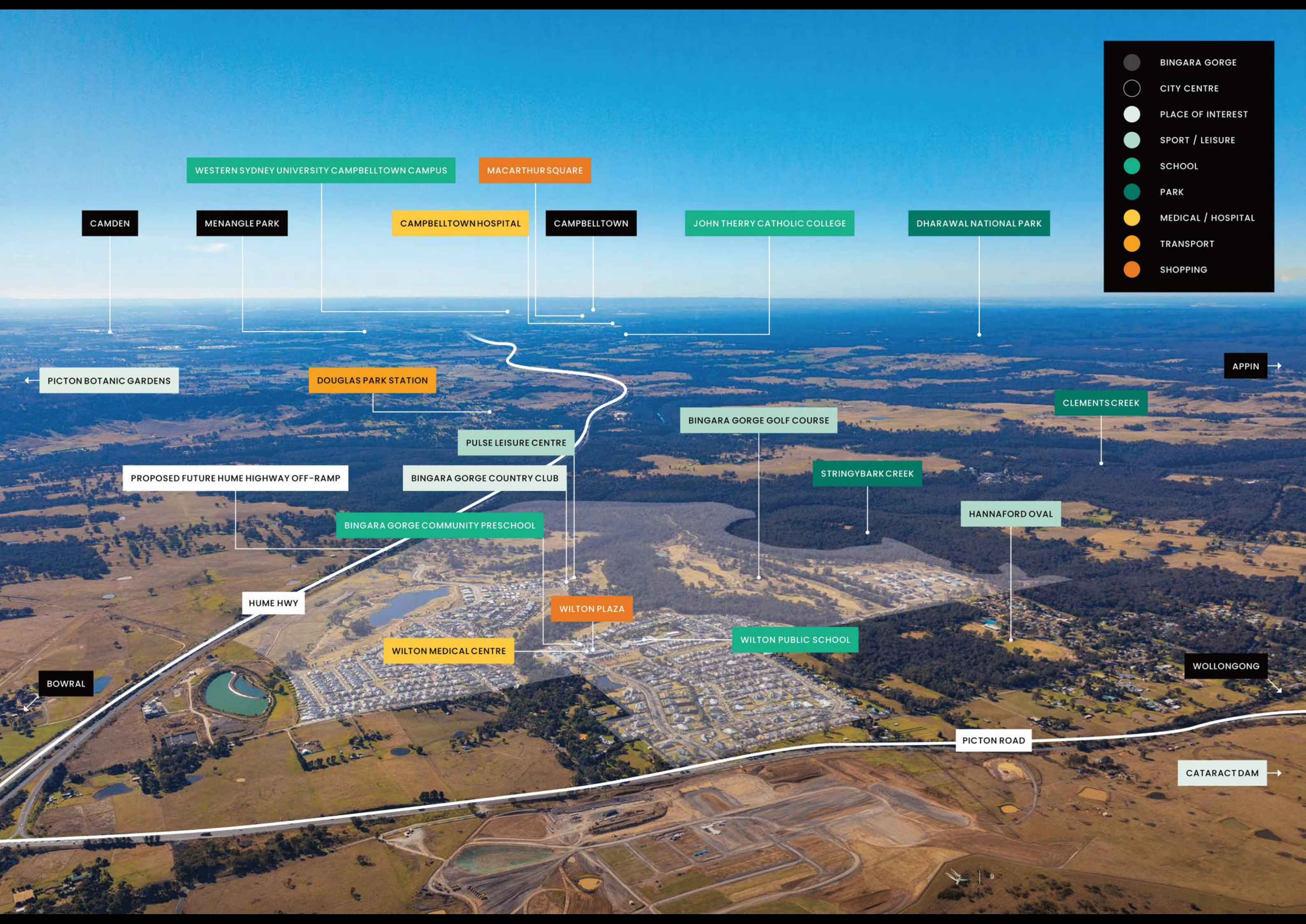
WOLLONGONG

BOWRAL

PICTON ROAD

← CATARACT DAM





- BINGARA GORGE
- CITY CENTRE
- PLACE OF INTEREST
- SPORT / LEISURE
- SCHOOL
- PARK
- MEDICAL / HOSPITAL
- TRANSPORT
- SHOPPING

CAMDEN

WESTERN SYDNEY UNIVERSITY CAMPBELLTOWN CAMPUS

MENANGLE PARK

MACARTHURSQUARE

CAMPBELLTOWN HOSPITAL

CAMPBELLTOWN

JOHN TERRY CATHOLIC COLLEGE

DHARAWAL NATIONAL PARK

PICTON BOTANIC GARDENS

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WILTON MEDICAL CENTRE

WOLLONGONG

PICTON ROAD

CATARACT DAM



# BINGARA GORGE



## MASTERPLAN

-  WILTON MEDICAL CENTRE
-  CHILD CARE CENTRE
-  PROPOSED BINGARA GORGE COUNTRY CLUB
-  PROPOSED FUTURE RETAIL
-  PARKS & PLAYGROUNDS
-  CONSERVATION
-  HANNAFORD OVAL
-  FUTURE HUME HIGHWAY OFF RAMP
-  PROPOSED GOLF BRIDGE
-  PROPOSED GOLF MAINTENANCE FACILITY
-  GOLF COURSE
-  PLAYGROUND
-  BBQ & PICNIC AREA
-  SWIMMING POOL
-  TENNIS
-  BASKETBALL
-  OUTDOOR GYM
-  SKATE PARK
-  DOG PARK



The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. Prepared January 2016.





## **ACKNOWLEDGEMENT OF COUNTRY**

For tens of thousands of years before Bingara Gorge was even an idea, this area, and all of Wollondilly was occupied and cared for by the Dharawal and Gundungurra peoples. We acknowledge the Dharawal and Gundungurra people as the traditional custodians of this land, we respect their living culture and spiritual connections to the land, and we celebrate their continuing contribution to the Shire.





## LIKE NO OTHER

Bingara Gorge enables families of every shape and size to live their best life, every day. At the heart of a growth region, it offers a wide range of quality living choices packaged up with premium lifestyle amenities, education, retail, and recreation.



## A PORTRAIT OF BINGARA

Residents new and old describe Bingara Gorge as a place that is safe, welcoming, and inclusive. A place where you know your neighbours, where the community comes together, and where a helping hand is there when you need it.







## EXPLORE BINGARA

Bingara Gorge has over 200 hectares of open space with plenty of parks, playgrounds, cycling paths, walking tracks and waterways. There are also two new, exciting green spaces on the horizon with bbq areas, playgrounds, skate plaza and dog parks.





## LIFESTYLE

Pulse is the active heart of Bingara Gorge, offering residents a wide range of health and wellness amenities including swimming pools, tennis courts, children's playground, a pilates room, gym and the golf pro shop.





## A BEAUTIFULLY LANDSCAPED COMMUNITY

One of the things residents love most about living in Bingara Gorge is that it is well presented and maintained. Turning off Picton Road onto meandering Pembroke Parade with its timber fences and reed-lined lake imparts a sense of pride and a warm feeling of being home.



# WILTON 2040

Bingara Gorge is at the heart of Sydney's next major growth region and is set to benefit from more schools, more jobs, more shopping as well as investment in the area's greatest asset - its unique environment.



### COMMUNITY FACILITIES

An aquatic centre, police station, fire station, library and community health centre as well as playfields for sport and recreation.

### WILTON TOWN CENTRE

A new town centre with shopping, dining, workplaces, community facilities and parks will unlock the potential of Wilton to be a true mixed-use, walkable place.

### NEW BUSES & CONNECTIONS

Improved bus infrastructure with a new public transport interchange in Wilton Town Centre.

### HEALTH & MEDICAL PRECINCT

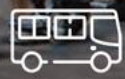
A proposed precinct with integrated health facilities.

### K-12 SCHOOL

There are two new proposed schools being introduced to Wilton providing more places for children of all ages.

### RETAIL PRECINCT

22,000sqm of shopping with a central pedestrian mall sits at the heart of the Town Centre plan.



K-12 SCHOOL

NEW TOWN CENTRE

RETAIL PRECINCT

HEALTH & MEDICAL PRECINCT

NEW PARKS

NEW BUSES & CONNECTIONS



An aerial photograph of a golf course during sunset. The sun is low on the horizon in the upper left, casting a warm, golden glow over the landscape. The golf course features several green fairways, sand traps, and a clubhouse building with a blue roof. The surrounding area is densely wooded with trees, and a residential development is visible in the distance. The overall scene is peaceful and scenic.

## THE LAND OF PLENTY

While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or objects shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of reliance on this brochure. Purchasers must rely upon their own enquiries and inspections. This brochure does not form part of, and is not, an offer or a contract of sale. Created by Wildlab.com.au and Delivery.net.au















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### **DEVELOPER**

Metro is one of Australia's largest and most experienced National Developers, with a track record and portfolio of delivering landmark projects year on year. With over 60 projects delivered and underway, Metro specialises in delivering future-proof, luxurious and family-friendly communities across Australia.

# METRO

### **BUILDER**

Creation Homes is one of Australia's leading and premier National builders, specialising in delivering exceptional quality without compromise. Their homes offer the perfect combination of value, design and liveability to suit all types of buyers. With multiple industry awards and years of proven experience across multiple projects and States, buyers have peace of mind when building with Creation Homes.





# INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



An aerial photograph of a golf course at sunset. A large, irregularly shaped lake is the central focus, reflecting the warm orange and yellow light of the setting sun. The lake is surrounded by green fairways and several sand traps. In the background, there are rolling hills and a line of trees. The sky is filled with soft, wispy clouds. The text "BINGARA GORGE" is overlaid in the center of the image in a white, sans-serif font.

BINGARA GORGE