

# Location Report

## WAGGA WAGGA Riverina Region, NSW

Wiradjuri Country

May - August 2025





**\$100  
discount\***

**Buying or selling property? Bond Conveyancing can assist you.**

We streamline property transactions in a simple, secure, and affordable way.


- ✓ **6 States, 5-Star Service:** servicing VIC, NSW, QLD, WA, SA, and NT with local insight and affordable pricing
- ✓ **Highly Knowledgeable:** experienced team of lawyers and conveyancers
- ✓ **Technology Enabled:** 24/7 real-time updates with our online app and portal
- ✓ **Fast & Reliable:** count on us with 48 hour contract reviews


**Get a free  
quote**

*\*Hotspotting members receive a \$100 discount and 2 free contract reviews.*



**[bondc.com.au](https://bondc.com.au)**

 **1300 039 559**

 **[contact@bondc.com.au](mailto:contact@bondc.com.au)**



# WAGGA WAGGA HIGHLIGHTS



**Strong  
Population  
Growth**



**Service  
Centre for  
Region of  
180,000**



**\$2.3 billion  
EnergyConnect  
project**



**Renewables  
Projects**



**\$1 Billion+ in  
Defence  
Projects**



**Popular With  
First-home  
Buyers**



**Upgraded  
hospital**



**Major sporting  
district**

## Wagga Wagga Riverina Region, NSW

### Wiradjuri Country

Wagga Wagga's lifestyle and access to job opportunities in education, healthcare and the Defence force combine with its affordability to make it an attractive choice for investors and homebuyers alike.

The regional city and surrounds have solid long-term growth rates and good yields as well as low vacancy rates and growing rents.

Wagga Wagga is not only a target for city dwellers deserting traffic congestion and expensive living conditions, but it also has an influx of construction workers and first-home buyers driving population growth.

This strategic inland city is noteworthy for multiple economic drivers, including its steady population growth and growing economy. Wagga Wagga had a Gross Regional Product of \$5.65 billion, while in FY2025, the Council committed \$81 million to its Capital Works Program.

Work has been completed on a major logistics hub which will give local agricultural suppliers better access to global markets while the city's military bases are marked for more than \$1 billion worth of upgrades over the next decade.

These projects are generating positive impetus in the local economy, with flow-on effects for the property market.

This increase in demand means the Council is now actively planning for larger residential estates and land releases to accommodate future population growth.

With houses available for less than half of those in Sydney, the influx is expected to continue in the city equidistant between Melbourne and Sydney.

# Wagga Wagga

Location, Employment, Population, Home Ownership

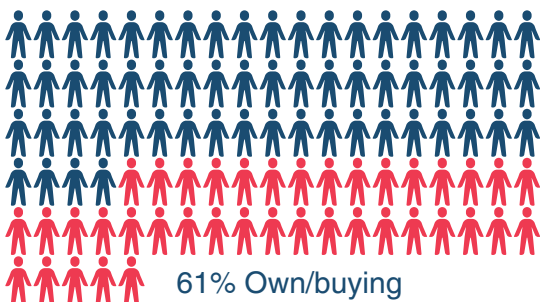


## LOCATION

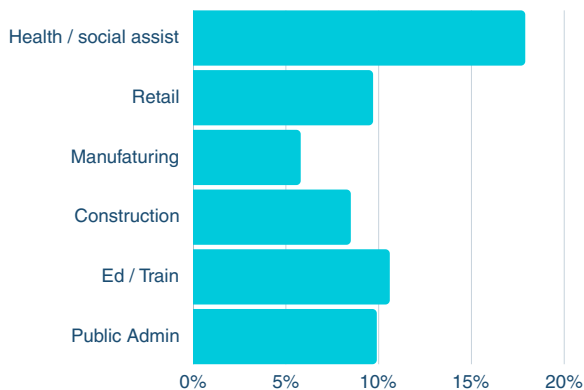
Distance from:

Sydney: 456km  
Melbourne: 444km

## HOME OWNERSHIP

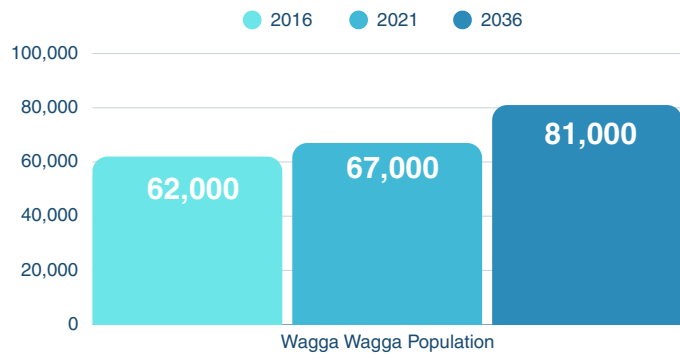


## EMPLOYMENT BY INDUSTRY

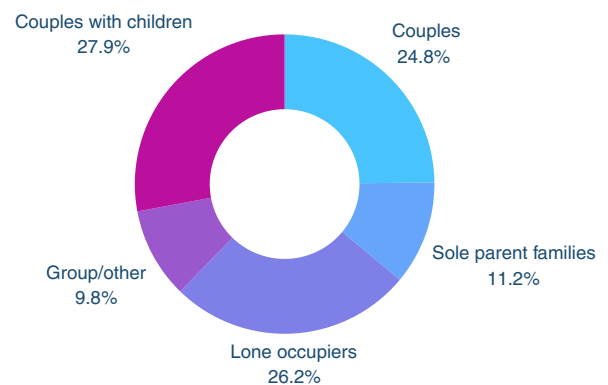


Source: 2021 Census

## POPULATION



## HOUSEHOLD COMPOSITION



We acknowledge the Wiradjuri Peoples as the Traditional Owners of lands within the Wagga Wagga region.

# Wagga Wagga

## Economy and Amenities

Wagga Wagga is the main regional centre for the Riverina district of NSW, as well as the South West Slopes region. It provides education, health and retail services for an area extending west to Griffith, east to Tumut and northeast to Cootamundra.

The regional city is an important agricultural, military and transport hub for Australia. The Wagga Livestock Marketing Centre is reportedly the largest sheep sale yard in Australia. It is owned by the Council. In FY2024, more than 2.7 million head of cattle, sheep and lamb sales went through the centre, worth more than \$508 million.

Wagga Wagga's location at the junction of the Sturt and Olympic Highways almost exactly mid-way between Sydney and Melbourne ensures its importance as a heavy transport depot. It accommodates several major transport companies including the Toll Group and Bodman Transport.

The city has major industrial precincts in Bomen and East Wagga Wagga. Major employers include the Blue River Group dairy company, Heinz and Cargill, while meat processor Teys employs 1,000 workers.

Wagga Wagga City's Gross Regional Product was \$5.65 billion in FY2024. Manufacturing had the largest output by industry, generating \$1.43 billion according to Profile .id. Construction was also a big industry with an output of \$1.22 billion and agriculture had an output of \$673 million. The city has more than 6,000 local businesses and 40,000 jobs. The unemployment rate as of December 2024 quarter was 3.3%.

## Council Budget

The Council's FY2025 Budget has allocated \$81 million for capital works projects and programs, including \$16.7 million to be spent on roads.

It also includes one-off projects such as the Jim Elphick Tennis Centre Upgrade (\$4 million+), Bill Jacob Athletics Centre and some upgrades to the Gregadoo Waste Management Centre.

## Education

Education is a major employer and a drawcard for students in the Wagga Wagga region. Charles Sturt University (CSU) has its largest campus in the city, while three campuses of the Riverina Institute - which is a collection of TAFE institutes - are also headquartered there.

The University of NSW has its Rural Clinical School in Wagga Wagga, as does the University of Notre Dame Australia. The Primary Industries Centre on 250ha at North Wagga Wagga runs courses in agriculture and horticulture.

CSU Wagga accounts for 7.9% of the city's GDP and 9% of its full-time jobs. The city has eight secondary schools and more than 20 primary schools.

Data published by the Good Universities Guide in 2025 revealed that CSU had the highest number (89%) of undergraduates of any university in Australia to be in full-time employment, for the eighth year in a row.

# Wagga Wagga

## Economy and Amenities

### Transport and Access

Wagga Wagga retains suburban bus services and a station on the Sydney-Melbourne railway line, with twice-daily fast rail services by NSW TrainLink.

QantasLink operates direct flights to Sydney and Melbourne daily. A \$5.7 million widening and extension of taxiways at Wagga Wagga Airport, which improved efficiency for passenger craft and pilot training companies, was completed in 2021.

The Council has a lease over the airport until June 2025, although it will not be put out to public tender until June 2026.

### Tourism

The Riverina city is known for its gardens, most notably the Wagga Wagga Botanic Gardens, and for its visual and performing arts.

Wagga Wagga is also a major regional hub for thoroughbred racing and breeding. The \$200,000 Wagga Gold Cup, one of Australia's leading non-metropolitan races, is the feature in a two-day carnival that brings racegoers and tourists from around Australia every May.

The Food & Wine and Gears & Beers festivals and the Wagga Pro-Am are other significant events.

According to Destination NSW figures, around three million domestic and international travellers visit the Riverina every year. Of these, Visit Wagga Wagga says 1.3 million visit the regional city and contribute \$376 million to its economy.

Wagga Wagga is home to the Sporting Hall of Fame, brought about by its remarkable legacy of sporting champions. It also features the National Art Glass Gallery.

### Military Presence

There is a major military presence in Wagga Wagga, including the RAAF Base at Forest Hill and the Army Recruit Training Centre at Kapooka. All army recruits, with the exception of apprentices, train at Kapooka.

Wagga Wagga has a long history as a military city. The Air Force has had a base there for 80 years and provides aviation technical training for the Army and Navy as well as the Air Force.

### Sport and Entertainment

Known as the "City of Good Sports", Wagga Wagga has produced many household sporting names. The honour roll includes former Australian Test captain Mark Taylor, AFL greats Wayne Carey and Paul Kelly, NRL legends Clive Churchill and Peter Sterling and Olympians Patrick Dwyer, Melanie Twitt and Brad Kahlefeldt.

Wagga Wagga has an abundance of sporting facilities, ranging from thoroughbred and harness racing tracks to a 2,000-seat stadium and national-standard lawn bowls rinks.

# Wagga Wagga

## Property Profile

The Regional New South Wales market has been in gradual recovery since the March 2023 quarter, which was the trough in the cycle. Transaction levels in most quarters since then have recorded a gradual increase.

According to Hotspotting's Autumn 2025 *Price Predictor Index*, Wagga Wagga is an LGA with rising sales momentum. Transaction levels are rising in the Koorringal, Lake Albert and Tolland house markets and the Wagga Wagga unit market. Rising transactions are generally a precursor to future price growth.

CoreLogic's February 2025 Regional Market Update shows median dwelling values have increased 61.2% in the LGA in the past five years while rents have increased by 43.55 during the same period.

Its growing population is leading to further demand for housing. Predictions are that its population could reach 100,000 by 2038.

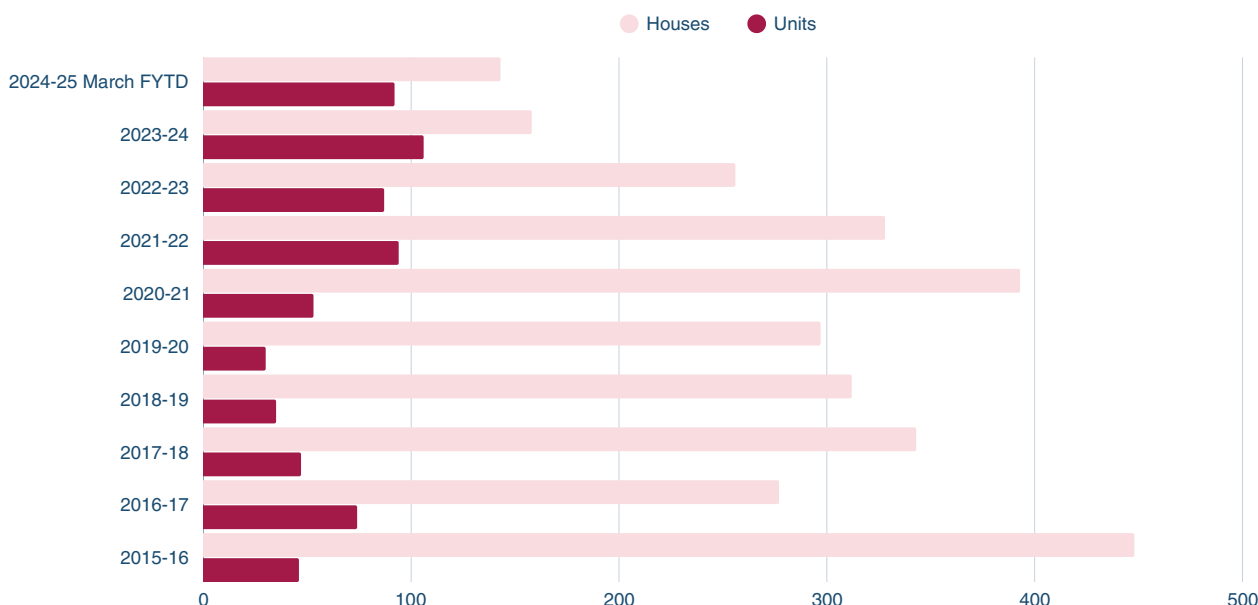
Projections from demographic consultancy firm .idprofile show that 600 new dwellings will be required each year until 2028 to meet the NSW Government's target for the city. Regional Development Australia and the Housing Industry Association have found that building approvals are not keeping pace with population growth, although there has been a marked increase in unit approvals in recent years.

Analysis by PRD Real Estate in early 2024 found the Riverina property market had bounced back to pre-COVID levels, with strong growth in Wagga Wagga and Griffith, as well as Forest Hill, Lake Albert and Gobbagombalin.

The report named the Riverina remains a great place to invest, with low vacancy rates meaning quicker occupancy of rental properties. It was also a good location for first homebuyers.

With more than \$1.4 billion worth of projects commencing in 2024, there is expected to be continued demand for property.

## Building Approvals - Wagga Wagga



Source: Profile.ID.com



# Wagga Wagga

## Property Profile

### Market performance

There were 1233 houses sold in the 12 months to May 2025, according to PropTrack data. Koorringal was the most popular location with 151 sales, followed by the township of Wagga Wagga with 142 sales and Lake Albert with 106 sales.

Median house prices remain reasonably affordable, ranging from \$420,000 in Ashmont up to \$848,000 in Tatton. Median house price growth was subdued in the past 12 months, but for the most part positive.

The highest growth was 95 in Mount Austin, bringing its median to \$446,000, while Bourlands (\$721,000), Turvey Park (\$675,000) and Lake Albert (\$695,000) were all up by 7%.

Only two locations recorded a decline in median house price, Forest Hill (down 4% to \$537,000) and Lloyd (down 2% to \$749,000).

Long-term growth was stronger and mostly in the double digits from 10% to 15%.

### Unit market

Like most regional locations, the unit market is not particularly big, but there were 184 unit sales in the 12 months to May 2025, with 81 of those in the Wagga Wagga township and 19 in Koorringal.

The median unit price in Wagga Wagga was \$450,000 which was up 10% in the past 12 months. Annual average long term price growth in the unit market over the past five years was also at 10%.

### Vacancy rates, rents and yields

Wagga Wagga has a tight vacancy rate, with all locations analysed for this report below the 3% considered to represent a balanced market.

PropTrack data for May 2025, showed vacancy rates ranged from 0.3% at Turvey Park to 2.2% at Ashmont, Koorringal and Mount Austin.

Rents are continuing to increase with rises ranging between 2% in Tolland and 12% in Estella in the past 12 months. Median asking rents for houses now range from \$400 per week in the Wagga Wagga unit market and \$450 per week in the Ashmont house market and \$650 per week in Gobbagombalin.

Yields were very strong across the LGA. House yields ranged from 3.9% at Wagga Wagga to 5.8% in Mount Austin. In Wagga Wagga unit market yields are 5.2%.





# Wagga Wagga

## Market Summary

The Wagga Wagga housing market can be summarised as follows:

Suburb	12 mth Sold	Median House	1-year Growth	5 Year Growth Avg	Median Yield
Ashmont	67	\$420,000	4%	15%	5.4%
Boorooma	31	\$750,000	1%	10%	4.5%
Bourkelands	52	\$721,000	7%	10%	4.7%
Estella	40	\$645,000	6%	13%	4.8%
Forest Hill	64	\$537,000	-4%	13%	5.3%
Glenfield Park	95	\$570,000	6%	12%	5.2%
Gobbagombalin	99	\$800,000	0%	11%	4.6%
Koorinal	151	\$549,000	2%	10%	4.9%
Lake Albert	106	\$695,000	7%	10%	4.5%
Lloyd	38	\$749,000	-2%	11%	4.8%
Mount Austin	81	\$446,000	9%	12%	5.8%
Tatton	34	\$848,000	2%	10%	4.1%
Tolland	65	\$485,000	3%	13%	5.7%
Turvey Park	56	\$675,000	7%	12%	4.8%
Wagga Wagga	142	\$700,000	2%	8%	3.9%

The Wagga Wagga unit market can be summarised as follows:

Suburb	12 mth Sold	Median Unit	1-year Growth	5 Year Growth Avg	Median Yield
Wagga Wagga	81	\$450,000	10%	10%	5.2%

Source: PropTrack

# Wagga Wagga

## Market Summary

The Wagga Wagga rental market can be summarised as follows:

Suburb	Property type	Vacancy rate	Weekly Median asking rent	12 mth change
Ashmont	HOUSE	2.2%	\$450	7%
Boorooma	HOUSE	0.9%	\$625	8%
Bourkelands	HOUSE	2.0%	\$590	7%
Estella	HOUSE	0.9%	\$580	12%
Forest Hill	HOUSE	2.0%	\$520	8%
Glenfield Park	HOUSE	1.4%	\$510	7%
Gobbagombalin	HOUSE	0.6%	\$650	5%
Koorringal	HOUSE	2.2%	\$500	9%
Lake Albert	HOUSE	0.4%	\$550	10%
Lloyd	HOUSE	0.9%	\$625	8%
Mount Austin	HOUSE	2.2%	\$450	7%
Tatton	HOUSE	1.2%	\$645	8%
Tolland	HOUSE	1.8%	\$460	2%
Turvey Park	HOUSE	0.3%	\$550	10%
Wagga Wagga	HOUSE	1.8%	\$550	10%
Wagga Wagga	UNIT	0.8%	\$400	8%

Source: PropTrack and SQM Research

# Wagga Wagga

## Future Prospects

The Regional Australia Institute has named Wagga Wagga an “economic powerhouse” because of its ability to attract people and generate employment opportunities. As a result, the NSW State Government sees Wagga Wagga as a major growth centre to cater for a population of 100,000.

The population in 2021 was 67,900, according to the 2021 Census, and that is expected to grow to 80,000 by 2036. The city would require at least 10,000 more homes to support this target.

Work started on the first stage of a large-scale 130-lot development at the recreational hotspot of Lake Albert in late 2023. New residential development is also earmarked for the Estella precinct, which is next to Charles Sturt University, while two new shopping centres are being constructed in Estella and Boorooma.

The New South Wales Government’s Recovery Roadmap has allocated \$183 million to fast-track the construction of 1,400 new homes. This includes social housing near the Wagga Wagga town centre after the NSW Government rezoned five locations around the state to address the housing shortage.

In March 2024, the Wagga Wagga Council began public consultation on a new CBD masterplan to guide land use and development in the city centre.

It is investigating potential uses for an area that extends the length of Baylis St through to the end of Fitzmaurice St and takes in some of the surrounding residential streets and recreational areas that connect to the CBD, including Wollundry Lagoon and the Riverside precinct. The council wants to create a “vibrant, people-focused central business district”.

## Medical and Education

The medical and education sectors contribute to the strength of Wagga Wagga’s economy.

The Wagga Wagga Rural Referral Hospital (formerly Wagga Wagga Base Hospital) is the largest in the region, servicing the wider Riverina area, and has undergone a \$450 million redevelopment.

Rising numbers of students (now 2,500) attend Charles Sturt University, prompting the university to spend \$40 million on extra student accommodation. The University of NSW is extending its Wagga Rural Clinical School with a new Biomedical Sciences Centre. The State Government has allocated \$1 million to planning a Health and Knowledge Precinct between the public and Calvary Riverina hospitals.

About 80km from Wagga Wagga, Temora’s hospital is to be redeveloped.

The \$80 million project’s proposed facilities include perioperative facilities for surgery and procedures, community and allied health, ambulatory clinics, and pathology. Medical imaging facilities will also be enhanced. The hospital redevelopment will be located on the existing site.

## Defence Force

Proposed Defence spending of \$1 billion over the next 20 years will also help to ensure Wagga Wagga’s economy remains vibrant. The number of uniformed Australian Defence Force personnel is projected to grow by about 5,000 to 62,400 in that time.

Many recruits will train at recruitment training centres at Kapooka and Forest Hill, while the Albury Wodonga Military Area is marked for upgrades.



# Wagga Wagga

## Future Prospects

Council's economic strategy released in 2023 says there is more than \$15 billion in infrastructure projects slated for construction in Wagga Wagga and the surrounding Riverina/Murray Region in the next five to ten years.

This includes defence facility upgrades, renewable energy projects and the Inland Rail project. The Council said these projects will bring more workers to the region and it hopes many will decide to stay as they find the region to be affordable, have high livability and good amenities.

## Special Activation Precinct

A Special Activation precinct covers 4500ha in Wagga Wagga. The Riverina Intermodal Freight hub is within the precinct. It is operated by Visy Logistics and has been developed to create efficient access to national and international markets for regional producers and manufacturers.

The SAP is expected to help create up to 6000 new jobs across a range of industries, including agri-business, value-added agriculture, renewables and recycling, advanced manufacturing and freight and logistics.

## HumeLink transmission line

The \$5 billion HumeLink transmission line project is a 365km, 500-kilovolt line proposed to run between Maragle, near Wagga Wagga and Bannaby in the Upper Lachlan Shire.

It will also pass through Goulburn Mulwaree, with the Goulburn Council objecting to the project. The project, being developed by TransGrid, is needed to harness renewable energy, boost power transfer capacity between southern NSW and major cities and increase grid reliability and stability.

Once completed it will connect with Snowy 2.0. Work is expected to start on the project in early 2025.

## Lake Albert Water Sports and Event Precinct

Wagga Wagga City Council received funding of almost \$4.5 million to carry out works as part of the development of the Lake Albert Water Sports and Event Precinct in May 2024.

Part of the Federal Government's Growing Regions Program, the money will be used to develop the Lake Albert Water Sports and Event Precinct. It will include the installation of pumps and pipes, as well as remediation of the foreshore and upgrades to the existing Lake Albert weir and spillway system.

The funding will be matched by the Council and will deliver infrastructure to allow 1800 megalitres of water to be pumped from the river to the lake annually.

The Council says once complete it will ensure that Lake Albert has a consistently high water level, enabling a large variety of water sports and events to be held within the precinct. Tenders for the works were awarded in May 2025.

## Inland Rail

The Albury to Ilabo section of the \$15 billion Inland Rail project will pass through Wagga Wagga. The enormous infrastructure project will create a 1,700km freight rail corridor in the eastern section of the country. It will pass through some of Australia's richest agricultural areas and is expected to create over 21,000 jobs.

The 185km Albury to Ilabo section will involve the upgrading of existing track, plus new signalling, footbridges, road bridges and level crossings. Detailed design and construction of the section are underway.

# Wagga Wagga

## Future Prospects

### Transport: Bomen Business Park

Adjacent to the Inland Rail Project, the Riverina Intermodal Freight and Logistics (RIFL) Hub at Bomen was completed in December 2022.

The RIFL Hub includes a 4.6 kilometre rail master siding connecting to the main southern railway, and the intermodal terminal. It is designed to encourage a shift from road to rail for freight transport in the region.

The hub is expected to strengthen the regional economy, creating opportunities for businesses looking to relocate from metropolitan areas and establish in regional NSW.

### Infrastructure

In May 2024, the NSW State Government committed funding as part of the Accelerated Infrastructure funding to three projects in Wagga Wagga.

More than \$70 million will be injected into local infrastructure projects to help fast-track the building of around 14,500 new homes in the northern and southern parts of the LGA. The upgrades to the northern side of the city will provide sewer capacity to cater for housing growth and industrial growth in the Bomen Special Activation Precinct to support 9000 homes.

In the south, there will be upgrades to Plumpton Road north and south including the duplication of the corridor between Lake Albert Road and Rowan Road. It will feature intersection upgrades and stormwater infrastructure.

This will create the infrastructure needed to develop 2900 new homes in the southern growth area in the short term and a total of 5500 homes over the long term.

It will provide access to DevCore Property Group's Rowan Village project off Holbrook and Lloyd roads, which will include more than 2000 homes. The \$2 billion Rowan Village will be delivered in 20 stages, with Stage One under review by the NSW Department of Housing and Infrastructure. Approval is anticipated in early 2026, with construction forecast to commence in 2027 and continue over a 10-year timeline.

In August 2024, the State Government allocated the Council \$18 million over five years as part of the Roads to Recovery program. It will be used for further upgrades to road safety and community infrastructure, including surface upgrades on Copland, Norton and Travers streets.

### Motel

In May 2025, a proposal for a 31-bedroom motel in Wagga Wagga CBD was lodged with Council. The motel would be built at 91 Peter Street. The applicant already operates the St Hugh Hotel in Wagga Wagga.

If approved, the development would result in the demolition of the existing building and the construction of a new, five-storey building.

# Wagga Wagga

## Future Prospects

### Tolland redevelopment and affordable housing

Wagga Wagga has been identified by the State Government as a priority area for the renewal and delivery of new social housing. The NSW Land and Housing Corporation (LAHC) is working with the Aboriginal Housing Office (AHO), the Argyle Consortium (consisting of Argyle Housing, Birribee Housing and BlueCHP) and Wagga Wagga City Council to redevelop Tolland.

The existing Tolland housing estate will be transformed into a mix of modern housing. It will deliver 500 new mixed-tenure homes. 180 of which will be social housing.

Work is underway on an affordable housing development in Wagga Wagga on South Parade opposite the Duke of Kent Oval. The \$8.7 million project involves the construction of a three-storey apartment block which will include 17 apartments.

In June 2024, the Council approved the development of a medium-density housing development at 251 Edward Street. The \$3.2 million Maslin Homes development, located close to the hospital, will include nine two-storey buildings.

### Southern Growth Area

In early 2025, the Council endorsed a planning proposal which would allow the future development of 2900 dwellings to the south of Wagga Wagga.

The Southern Growth Area (SGA) precinct was first identified in 2021 following the lodgement of a planning proposal known as Sunnyside.

The planning proposal for Zone 1 of the precinct seeks to rezone the land to deliver a range of residential, commercial, open space and infrastructure uses.

The Council has sent the request to the Department of Planning, Housing & Infrastructure (DPHI), requesting a gateway determination.

A gateway determination will specify whether the planning proposal should proceed and what consultation with authorities, government agencies and the community is required.

### Tourism

The Council is working on a new Destination Management Plan to improve tourism economy in the city through to 2035.

It focuses on four key themes:

- First Nations
- Agritourism
- Culinary, water, and nature
- Creativity, culture, and place



# Wagga Wagga

## Future Prospects

### Energy

The growing unpopularity of coal-fired power led to the closing down of the Liddell Power Station, which provided a large portion of the state's electricity, in April 2023.

To make up some of the shortfalls, a series of Renewable Energy Zones (REZ) are being planned. The area west of Wagga Wagga will form the South-West REZ.

According to the NSW Government, the South-West REZ was chosen due to an abundance of high-quality wind and solar resources, proximity to project EnergyConnect, relative land-use compatibility and a strong pipeline of proposed projects.

In December 2023, energy developer Stromlo announced plans to build a wind farm at Devlin's Bridge (95km west of Wagga Wagga) capable of powering 370,000 homes. Construction is expected to start in 2027.

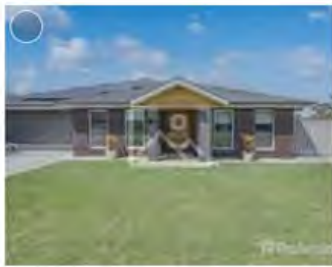
Gregadoo Solar Farm is proposed to generate around 94,000 MWh per year which could power up to 15,000 homes. It is expected to create about 150 direct jobs during construction. The 130,000 solar panel project is expected to start construction in 2025.

It is seeking planning approval from the Department of Planning, Housing, and Infrastructure (DPHI) to include a 200 MW battery energy storage system (BESS) through a State Significant Development Application (SSDA).





# Recent Sales History



## 25 YENDA AVE, GOBBAGOMBALIN 2650

4 2 2

Sale Price: **\$810,000 (Normal Sale)**  
 Sale Date: **05/03/2025**  
 Original Price: **\$815,000 (Under Offer)**  
 Final Price: **\$815,000**  
 Office Name: **Professionals Wagga Wagga**  
 Agent Name: **Paul Irvine**  
 RPD: **29/1234692**  
 Features:

Property Type: **House**  
 Property Area: **743m<sup>2</sup>**  
 Original % Chg: **-0.6%**  
 Final % Chg:  
 Days to Sell: **15**



## 9 WEEDON CRES, TOLLAND 2650

3 1 1

Sale Price: **\$499,000 (Normal Sale)**  
 Sale Date: **28/03/2025**  
 Original Price: **\$499,900 (Under Offer)**  
 Final Price: **\$499,900 (Under Offer)**  
 Office Name: **John Mooney Real Estate - Wagga Wagga**  
 Agent Name: **Luke Foley**  
 RPD: **118/224143**  
 Features: **FAMILY/RUMPUS ROOM, AIR CONDITIONED, BRI...**

Property Type: **House**  
 Property Area: **765m<sup>2</sup>**  
 Original % Chg: **-0.2%**  
 Final % Chg: **-0.2%**  
 Days to Sell: **16**



## 58 MAPLE RD, LAKE ALBERT 2650

4 2 3

Sale Price: **\$695,000 (Normal Sale)**  
 Sale Date: **03/03/2025**  
 Original Price: **\$695,000 (Under Offer)**  
 Final Price: **\$695,000**  
 Office Name: **One Agency Wagga Wagga**  
 Agent Name: **Kerry Flinn**  
 RPD: **80/253769**  
 Features:

Property Type: **House**  
 Property Area: **594m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **13**



## 11 GOWRIE PDE, MOUNT AUSTIN 2650

3 1 3

Sale Price: **\$445,000 (Normal Sale)**  
 Sale Date: **16/01/2025**  
 Original Price: **\$465,000**  
 Final Price: **\$445,000**  
 Office Name: **John Mooney Real Estate - Wagga Wagga**  
 Agent Name: **Jacinta Kelly**  
 RPD: **85/36824**  
 Features: **BUILT IN/WIR, CLOSE TO SCHOOLS, CLOSE TO TR...**

Property Type: **House**  
 Property Area: **626m<sup>2</sup>**  
 Original % Chg: **-4.3%**  
 Final % Chg:  
 Days to Sell: **111**



## 20 ALBURY ST, WAGGA WAGGA 2650

3 1 2

Sale Price: **\$700,000 (Normal Sale)**  
 Sale Date: **26/02/2025**  
 Original Price: **FOR SALE \$750,000 - \$780,000**  
 Final Price: **FOR SALE - \$740,000 (Under Offer)**  
 Office Name: **Miller & James Real Estate - Temora**  
 Agent Name: **Bruce Holden**  
 RPD: **3/5/1259**  
 Features: **FAMILY/RUMPUS ROOM, AIR CONDITIONED, MO...**

Property Type: **House**  
 Property Area: **400m<sup>2</sup>**  
 Original % Chg: **-6.7%**  
 Final % Chg: **-5.4%**  
 Days to Sell: **180**



## 5 FALCON PL, KOORINGAL 2650

3 1 1

Sale Price: **\$549,900 (Normal Sale)**  
 Sale Date: **13/03/2025**  
 Original Price: **\$569,900**  
 Final Price: **\$549,900**  
 Office Name: **Kitson Property - Wagga Wagga**  
 Agent Name: **Steve Kitson**  
 RPD: **33/581402**  
 Features: **AIR CONDITIONED, STUDY, BUILT IN/WIR, CLOSE...**

Property Type: **House**  
 Property Area: **648m<sup>2</sup>**  
 Original % Chg: **-3.5%**  
 Final % Chg:  
 Days to Sell: **44**

# Major Projects

Major projects currently impacting the region are:-

## RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Estella Rise Estate, Gobbagombalin (Combined Development Group)	\$110 million	Final stage commencing early 2025	370 homes
Lake Albert Manors Estate, Lake Albert (DevCore)	\$80 million	Now selling	130 homes
Housing estate, Cnr Estella and Pine Gully Roads (Alatalo Bros)	TBA	DA lodged June 2024	54 lots
Rowan Village (DevCore)	\$2.5 billion	DA lodged work to start 2027	2100 homes

## INFRASTRUCTURE - TRANSPORT

Project	Value	Status	Impact
Marshall's Creek Bridge Upgrade	TBA	Contract to be awarded in June 2025. Early prep works underway	Replace bridge and widen the Sturt Highway to four lanes over Marshall's Creek Bridge
Inland Rail - Albury to Illabo (Martinus Rail)	\$31 billion	Detailed design, early construction stage	Enhancements to 185km of existing rail corridor from the Victoria-NSW border to Illabo in regional New South Wales

## ENERGY PROJECTS

Project	Value	Status	Impact
Hume Link (Transgrid)	\$5 billion	Approved	365km, 500 kilovolt line to run between Maragle near Wagga Wagga and Upper Lachlan Shire
Gregadoo Solar Farm (Alt energy)		Approved. To start construction 2025	130,000 solar panels

## HEALTH PROJECTS

Project	Value	Status	Impact
Temora Hospital redevelopment (State Government)	\$80 million	Designs released for public feedback May 2025	Perioperative facilities for surgery, community and allied health, ambulatory clinics, and pathology. medical imaging facilities enhanced



# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE - GENERAL

Project	Value	Status	Impact
Bolton Park Sports Hub (Wagga City Council)	\$66 million	Completed early 2025	New sports, entertainment and administrative facilities are planned

## INFRASTRUCTURE - DEFENCE

Project	Value	Status	Impact
Riverina Redevelopment Program (Federal Government)	\$1 billion	Contract awarded Dec 2024 work to start mid 2025 completion 2033	Improve and expand the facilities and infrastructure at the RAAF Base Wagga, Blamey Barracks (Kapooka) and the Albury Wodonga Military Area

## COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
New motel, 91 Peter St, Wagga Wagga	TBA	Proposed. DA lodged May 2025	31-bed motel across five storeys



# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE - RESOURCES AND ENERGY

Project	Value	Status	Impact
Project EnergyConnect (SecureEnergy JV TransGrid)	\$2.3 billion	Under construction First power expected Q2 2026	An 860km electricity line between Robertstown in SA and Wagga Wagga 800 construction jobs, 700 operational jobs once completed
Yarrbee Solar Project, Narrandera (Origin Energy)	\$1 billion	Detailed planning phase	Jobs: 450-600 during construction The 900 MW farm would power 315,000 homes
Wagga South Solar Farm, 157 Windmill Road, Wagga Wagga (MYTILINEOS)	TBA	Completed and operational	48,000MW, to provide solar power for 25-30 years
Gregadoo Solar Farm (Hanwha)	\$61 million	Construction to commence 2025	65MW farm with 130,000 panels 150 construction jobs
Devilins Bridge Wind Farm, Narrandera (Stromlo Energy)	\$270 million	Surveys continue in 2025 EIS and DA to be lodged early 2026	Up to 94 Wind turbines. To create enough energy to power 370,000 homes

## COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
Mixed-use development 199-205 Morgan Street Wagga Wagga (Damasa)	\$180 million	Approved July 2024	A mixed-use precinct of six buildings with 190 units plus retail and office spaces



**PROPERTYBUYER**  
PROPERTY INVESTMENT SERVICES



**WE FIND OUR CLIENTS THE IDEAL  
PROPERTY ON AVERAGE WITHIN**  
*30 to 60 days of engagement*



## PROPERTY INVESTORS

Based on your investment goals, we help design a personal strategy. Using our unique data platform "Suburb Selector™" we identify suburbs and properties that deliver superior returns. We analyse 35 criteria including capital growth, median rent, yield, vacancy, sales, days on market, population, income, monthly mortgage repayments, online search demand and many more.

**Find positive cashflow and high growth properties with our multi-award-winning team.**



### RICH HARVEY

CEO & Founder  
Propertybuyer  
Qualified Property  
Investment Advisor



## ARE YOU INTERESTED IN BECOMING A PROPERTY INVESTOR?

**Then you need to ask yourself the following questions:**

Which suburbs in Australia have strong capital growth?

How can you secure positive cashflow property?

What about yield versus capital growth in property investment?

If I want to invest in the real estate market in Sydney, Melbourne or Brisbane, does an inner-city apartment make a good property investment?

Are freestanding houses outside the CBD a better investment?

What strategy should I use to start building a property investment portfolio?

PROPERTY  
INVESTMENT  
PROFESSIONALS  
OF AUSTRALIA



ACCREDITED MEMBER  
**REBAA**  
THE REAL ESTATE BUSINESS ASSOCIATION

**TO FIND OUT MORE  
SCAN THE QR CODE**





## Hotspotting.com.au Copyright Statement

Hotspotting.com.au and/or its related bodies corporate, including Ryder Research Resources Pty Ltd ACN 055 730 339 ("our" or "Hotspotting") retains the copyright in relation to all of the information contained on the hotspotting.com.au website. All information and material on this website are protected by copyright under the Copyright Act 1968 (Cth).

The information and material on this website and within these reports must not be republished, reproduced or redistributed online or offline for any purpose without our express written permission.

You are authorised to download and view content for your own personal, non-commercial use but you must not, without the prior written permission of Hotspotting, exploit any of our site materials or report contents for commercial purposes. You acknowledge and agree that you acquire no rights in or title to the information and material contained on this website or within the reports available on the website

## Reports Disclaimer

1. Although every care has been taken in preparing this report, Hotspotting.com.au and its related bodies corporate, including Ryder Research Resources Pty Ltd ACN 055 730 339 ("we", "us", "our" or "Hotspotting") provides no warranty, guarantee or representation regarding the accuracy, reliability and completeness of information in this report and nor shall we be liable or responsible for any kind of loss or damage that may result to you or a third party as a result of your or their use of this report. This exclusion shall include any direct, indirect or consequential loss.
2. This report has been prepared as a guide for your possible property investment and is partly based on information from external sources which may be publicly available or privately sourced, and which may or may not be relevant to your transaction. The contents of this report are not intended to be a complete statement on any subject. This report does not purport to contain all of the information that you will require or should obtain in order to decide whether or not to proceed with a property investment.
3. All images in this report are for illustrative purposes only.
4. Information, opinions and forecasts in this report depend on the accuracy of any information and assumptions on which they are based and prevailing market conditions, for which Hotspotting does not accept responsibility. There is information contained in this report that is gathered from external third party sources. Although we believe such information to be reliable, we have not independently verified the correctness or accuracy of all such information in this report which has been provided to us by third parties. Any publicly available information that has been reproduced in this report has not been audited or verified.
5. As this report has been provided to you for reasons of convenience and you are free to elect to read the contents or not in your own free will (and the information in this report can be independently verified by you carrying out your own enquiries), Hotspotting will not be liable (in tort, contract or otherwise) for any loss or damages suffered or incurred as a result of you relying on any information provided in this report or as a result of any omissions or errors in this report. It is strongly recommended that you seek independent advice from your accountant, financial adviser and/or lawyer, and satisfy yourself as to the correctness or accuracy of the information in this report before electing to make any property investment decision relating to the information in this report.
6. A property investment may not be suitable for all people and the information in this report does not take into account your individual suitability requirements or investment risk profile. There are no certainties in property investment and as with any investment, there are always risks and variables that need to be taken into account and which will not always be addressed in this report.
7. The information available in this report is intended for general reference. Information provided in this report should be taken as indicative at the date of issue of this report and is always subject to change, and thus all information should be evaluated for its source, accuracy, currency, completeness and relevance for your specific purposes. The contents of this report and all of the information contained in this report are current at the date of issue and are based on information made available to Hotspotting as at on or before the date of issue. No warranties or assurances can be given about the suitability of the information in this report for any specific transaction. You should always carry out your own enquiries and obtain all appropriate legal, financial, taxation, commercial and other professional advice relevant to your particular circumstances before making the decision to proceed with a property investment.
8. Any advertising of third party services or products in this report is for your convenience only and must not be construed as a recommendation to use such services / products by Hotspotting. We give no warranty and take no responsibility for any such third party services or products.
9. You are permitted to use this report for your own personal, non-commercial use and you may print and copy information in this report provided you do not modify any content without our express written permission. You must not, without the prior written permission of Hotspotting, exploit any of our information as set out in this report for commercial purposes. You acknowledge and agree that you acquire no rights in or title to the information contained in this report.
10. Hotspotting retains the copyright in relation to all of the information in this report. All information in this report is protected by copyright under the Copyright Act 1968 (Cth).
11. The information in this report must not be republished, reproduced or redistributed for any purpose without our express written permission.