

## SYDNEY

### GREGORY HILLS

**Where** McKenzie Boulevard, Gregory Hills  
**Developer** Dart West Developments  
**Details** gregoryhills.com.au; 4648 5511

SITTING on 280ha, Gregory Hills looks over the surrounding suburbs of Camden, Narellan and Campbelltown, with views beyond to the Blue Mountains.

When complete, the community will comprise 8000 people, 2400 lots, a primary school, a shopping centre and an extensive network of parks linked by hike and bike paths.

The new Central Hills Business Park will provide employment close to home.

Recycled water will be provided to all homes and the village centre, while stormwater will be harvested to maintain roadside landscaping.

Fibre optics will be part of all new homes, delivering high-speed broadband along with pay TV and digital services.

Gregory Hills recently opened its builder display village, featuring 18 single- and double-storey, architect-designed house styles.

Stage-three land lots ranging from 375sq m to 922sq m are available from \$195,000.

### GEORGES FAIR

**Where** Nuwarra Rd and Maddecks Ave, Moorebank  
**Developer** Investa Property Group and Urbex  
**Details** georgesfair.com.au; 9602 1701

THIS contemporary community in Sydney's southwestern suburbs is already home to about 90 households and growing steadily.

Young families are drawn to the estate by its streetscapes, parklands, the bushland recreational area by the Georges River and its location close to services and amenities.

When Georges Fair is complete, houses, playgrounds and parks will be linked by hiking and bicycle paths that will also meander through bushland down to the river banks.

Next to the established Moorebank community, it is close to four primary and two high schools, the local shopping centre and the New Brighton golf course.

Phase one of the Brushwood precinct, released on March 12, offers blocks with views across the surrounding bushland corridor.

Buyers can choose a lot, then select from more than 100 contemporary house designs by Eden Brae, Wincrest, Metricon, Rawson Homes, Wisdom Homes and Clarendon.

Guidelines specify that houses of the same design cannot be built directly or diagonally opposite or beside each other.

Houses have indoor/outdoor rooms, a parents' retreat, open-plan living and practical storage.

Land lots in the Brushwood release cost from \$260,000, with lot sizes from 300sq m to 510sq m.

### INGLEBURN GARDENS ESTATE

**Where** Campbelltown Rd, Bardia  
**Developer** Monarch Investments Group  
**Details** ingleburngardens.com; 9499 5066

THIS master-planned residential development, covering 38ha and with 258 lots, is handily located at the junction of the M5 and M7.

Macquarie Links Estate, which has an international-standard golf course, is just across the road.

When complete, Ingleburn Gardens will have a swimming and wading pool, hike and bike trails, 9ha of parkland, a playground, meeting facilities, a concierge service, a

# Away from the urban sprawl



FIRST came the land, then the engagement. Next comes the house, then . . . the marriage.

That's the blueprint Paul Waters and his fiancée Lauren Bracken are following as they prepare to build their dream home at Bingara Gorge.

The savvy 27-year-olds aim to be properly set up before their nuptials. Mr Waters has sold his Camden home and the pair are renting at Campbelltown until their house is finished in about six months.

"We did a lot of research," Mr Waters says. "But Lauren had her heart set on Bingara Gorge — and when we looked at what we could get there, it was a done deal."

The couple, Camden born and bred, were looking to settle away from the urban sprawl, yet close enough to transport, work, family and friends.

Mr Waters drives to Ingleburn for work; Ms Bracken commutes to Sydney by train.

The couple bought a block in the Pembroke release and chose Metricon's 37 Grandview, with four bedrooms, an outdoor room,



**Paul Waters and Lauren Bracken found Bingara Gorge had it all**

rumpus, leisure, living and dining rooms and a double garage.

They intend to wait about two years, then upgrade to another Bingara Gorge subdivision, hopefully near a fairway.

"I love to play golf, and Lauren's willing to learn," Mr Waters says.

**BINGARA GORGE**  
**Where** Pembroke Pde, Wilton  
**Developer** Delfin Lend Lease  
**Details** www.bingaragorge.com.au; 1300 246 4272

FRAMED by the dramatic gorges of the Nepean River and Allens Creek, this prestigious lifestyle community sits alongside 120ha of protected bushland in the foothills of the southern highlands.

When complete, Bingara Gorge will feature a series of distinct and individual villages, centred on a Graham Marsh-designed, 18-hole championship golf course, as well as a country club and village centre, a school, community services and facilities such as a leisure centre.

The 450ha estate appeals to young families because of its school, focus on safety, community feel and the 8ha of sports fields, nature reserves, parklands, walking trails and waterways.

Interest, however, is across the spectrum, with the Sarazen release, within Fairways Village, appealing to lifestyle investors, while the Village

Centre release, near the primary school, has strong attraction for families as well as downsizers.

Forty-six homes have been completed and 27 designs have been approved or are under construction.

The first nine holes of the golf course are expected to be completed next year. Public transport, including a bus service, is already operating and the Wilton Public School — kindergarten to year 6 — will open in term two this year.

This master-planned development will offer state-of-the-art business and telecommunications connections, and is recognised by the HIA as Australia's first GreenSmart Advanced Estate.

It's 20 minutes from Macarthur Square shopping centre, 25 minutes from Wollongong's beaches and an hour or so from Sydney's CBD.

There's a wide range of housing designs, types and settings — fairway, bushland or parkfront — with land prices beginning at \$198,940 and house-and-land packages from \$378,438.



**Gregory Hills estate will have an extensive network of parks for families**

childcare centre and an Anglicare Chesalon Living seniors community. The first three stages are sold out.

Two new land parcels have been released, ranging from 430sq m to 629sq m and priced from \$251,950.

### HARRINGTON GROVE

**Where** Forestgrove Drive, Harrington Park  
**Developer** Harrington Park Development Team  
**Details** 4631 3200; harringtonpark.com.au

SYDNEY'S luxury lifestyle development, the Lady (Mary)

Fairfax-owned Harrington Grove, at Camden, has 1100 home sites and five-star resort facilities.

The mixed-age community has the use of four tennis courts, two pools, a fitness centre, amphitheatre, restaurant and a country club.

Although the total size of the site is 485ha, only 40 per cent of it — 194ha — will be developed.

The rest will remain as bushland, community forest, waterways and public reserve, making it the largest private conservation area in southwestern Sydney.

Harrington Grove's closest



**Georges Fair's streetscapes and parks are drawing young families**

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