

View
GREGORY HILLS

INVESTOR
REPORT



View, Gregory Hills by Bronxx is a bespoke neighbourhood of 130 land lots designed around landscaped community gardens.

Whether you build-to-rent on the land today or invest in a lot for your future, View is an astute choice in Gregory Hills – a flourishing destination with a growth of 49% for houses based on five years of sales.¹

¹realestate.com.au as at 16.1.25

Source: [Gregory Hills Property Market, House Prices, Investment Data & Suburb Profiles - realestate.com.au](https://www.realestate.com.au/gregory-hills-property-market-house-prices-investment-data-suburb-profiles)

Disclaimer: The calculations contained within this document are provided by way of general example only and do not take into account your personal circumstances or needs. This information should not be used to make financial decisions and you should consult with your Accountant or Financial planner to determine whether any investment would be appropriate for you, your financial situation and investment objectives.

INVESTMENT TRIFECTA

If you're looking to invest in build-to-rent land, ideally, you need three things: strong capital growth, solid rental yield and low vacancy rates. In View, Gregory Hills, you'll enjoy all three, underpinned by population growth and \$20 billion in area investment.

We call it the Investment Trifecta.

MEET THE NEIGHBOURS: A Gregory Hills Population Snapshot

2X

POPULATION HAS MORE THAN DOUBLED IN THE PAST 5 YEARS

Source: Profile.ID June 2023

30-39 YEARS

PREDOMINANT AGE GROUP

Source: CoreLogic February 2023

73%

OF GREGORY HILLS RESIDENTS PARTICIPATE IN THE LABOUR FORCE

Source: ABS 2021 Census

58%

COUPLES WITH CHILDREN IN GREGORY HILLS, MAKING YOUR BUILD-TO-RENT FAMILY-FRIENDLY HOME INVESTMENT IDEAL FOR THIS AREA.

Source: ABS 2021 Census

81.45%

POPULATION INFLUX

The population growth of 81.45% is expected to welcome an additional 115,439 people into the local area by 2046.

Source: Forecast .id Camden Council which includes Gregory Hills

GREGORY HILLS REAL ESTATE SNAPSHOT:

1.4%

VERY LOW VACANCY RATE

Vacancy Rate is incredibly low at 1.4%, meaning the demand to rent homes in the area exceeds the supply.

Source: SQM Research, October 2024

4.16%

SOLID RENTAL YIELD

Gregory Hills current rental yield is 4.16%. This is well above the Sydney average of 2.98%

Based on a rental return of \$800 per week and a purchase price of \$1,000,000.
Source: See page 11

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20 DAYS – MEDIAN TIME ON THE MARKET

Source: realestate.com.au (January 2025)

\$1,012,000

MEDIUM SALES PRICE OF HOUSES

Source: realestate.com.au (January 2025) Based on 4-bedroom homes

WELCOME TO GREGORY HILLS

Gregory Hills is a vibrant and growing community, attracting those looking to escape the hustle and bustle of city life yet remain well connected to amenities and delightful lifestyle options.

MEDICAL

1. Gregory Hills future Hospital (approx. 4 minutes 2.5km)
2. Camden Hospital (14 minutes 11.6km)
3. Campbelltown Hospital (17 minutes 11km)

SHOPS

4. HomeCo Gregory Hills Town Centre (2 minutes 1.1km)
5. Grima Bros (5 minutes 2.3km)
6. Narellan Town Centre (6 minutes 3.8km)
7. Camden Produce Market (13 minutes 8.7km)
8. Macarthur Square (10 minutes 6.7km)
9. Cobbity Farmers' Market (14 minutes 10.6km)

RESTAURANTS/CAFES

10. Product of Italy (2 minutes 1.1km)
11. Gregory Hills Hotel (4 minutes 2km)
12. El Patron Bar & Restaurant (4 minutes 2km)
13. Milky Lane (4 minutes 2km)
14. Sweet Treats by Rhi (13 minutes 8.2km)

GREENSPACES/PARKS

15. The Australian Botanic Garden Mount Annan (5 minutes 2.7km)
16. Lakeside Golf Club Camden (10 minutes 7.3km)
17. Campbelltown Golf Course (15 minutes 9km)
18. Camden Bicentennial Equestrian Park (15 minutes 9.2km)

ENTERTAINMENT

19. Ultimate Karting Sydney (4 minutes 2.5km)
20. Howard Park (6 minutes 4km)
21. Campbelltown Arts Centre (11 minutes 7km)

PUBLIC TRANSPORT

22. Campbelltown Station (10 minutes 6.9km)

Closest proposed new stations on the

South West Rail line:

Oran Park (10 minutes)

Narellan (10 minutes)

EDUCATION

4 Childcare centres < 3 minutes

4 Primary schools < 6 minutes and Gregory Hills primary

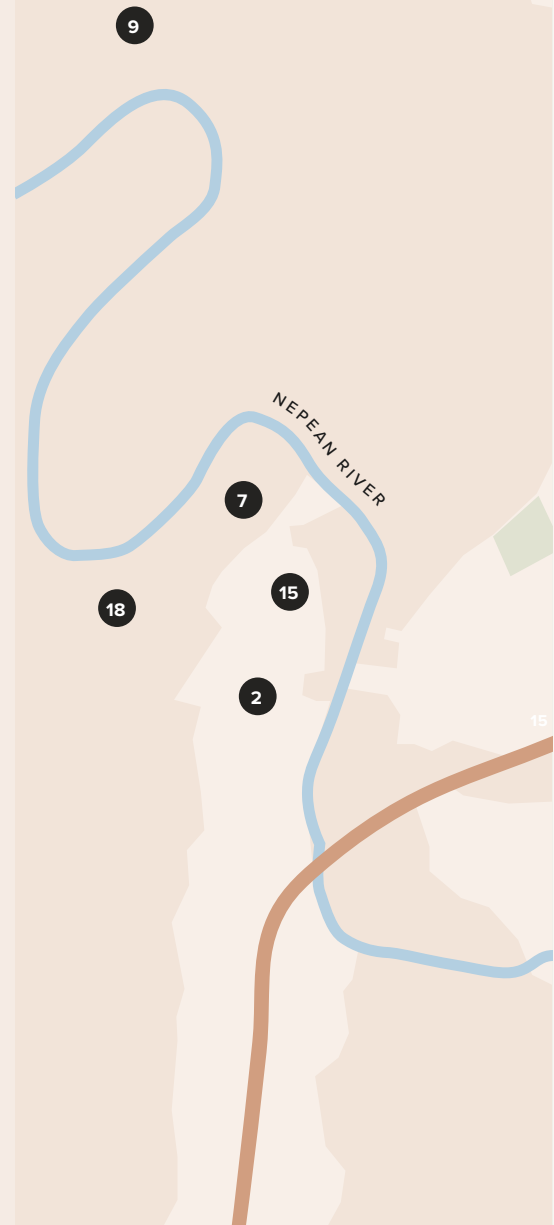
7 Highschools < 13 minutes

Tafe Campbelltown < 9 minutes

UWS Campbelltown < 8 minutes

Download full education list at viewgregoryhills.com.au/education

Penrith **45min**
Western Sydney Airport
/Aerotropolis **30min**



Disclaimer: Mention of future and planned infrastructure is based on information available at time of writing in July 2023 and is subject to change.



Source: Google maps distance via car from closest Pinnacle boundary.
Travel times may vary and are approximate to act as a guide only.

A GROWTH REGION

\$20 BILLION

AREA INVESTMENT

View, Gregory Hills is located in the new Western Parkland City (WPC) area. All three levels of government are investing over \$20 billion in WPC's future as Australia's leader in advanced industry, agriculture, research, export, skilled employment, education and STEM. Investment into WPC and its infrastructure is driving demand for quality tenancies.

25 MINUTES

TO WESTERN SYDNEY AEROTROPOLIS

The Western Sydney International (Nancy-Bird Walton) Airport and surrounding 11,200-hectare Aerotropolis will be at WPC's heart (opening 2026). It will offer increased employment opportunities and the doorstep convenience of being able to fly domestically and internationally without driving into Sydney's CBD!



SUPREME CONNECTIVITY

FOR SHORTER COMMUTES

Tenants will enjoy being a short 10-minute drive to Campbelltown Station and the proposed Oran Park Station and less than an hour to Sydney's CBD, Parramatta, Wollongong, Penrith and Liverpool.



30 MINUTES

TO THE NEW \$1 BILLION SMART CITY

Bradfield - a new \$1 billion smart city in the heart of WPC - will attract globally competitive advanced industries and drive the creation of 200,000 new jobs. Bradfield will be brilliantly accessible from your View investment home thanks to planned new and renewed roads, trains and metro rail corridors, making it a highly attractive tenancy.

A FLOURISHING LIFESTYLE



ESTABLISHED COMMUNITY

CITY MEETS COUNTRY LIFESTYLE

View lets your tenants escape the hustle and bustle of city living yet remain connected to every amenity in the Camden LGA. They'll love the proximity to green spaces, national parks, dog parks, fantastic shopping and dining options, farmers' markets, entertainment and more.

20 NEARBY EDUCATION FACILITIES

AND A NEW LOCAL SCHOOL

View has a breadth of childcare, schools and tertiary education campuses at its feet. The brand new Gregory Hills Public School (primary) opened in 2023 and planning is underway for the new high school for Gledswood Hills and Gregory Hills to cater for the growing population.



ABUNDANT RETAIL CHOICES

Gregory Hills Town Centre has everything you need to live well every day, including a full-size supermarket, bakery, and a wealth of specialty stores. For a change of scenery and extra choice, Camden, Oran Park, Narellan and Macarthur Square are only a short drive away.



EXCELLENT HEALTHCARE

AND A NEW HOSPITAL

Family tenants will enjoy peace of mind with convenient and excellent medical facilities, including Campbelltown Hospital (5.8km) and numerous Family Health and Medical Centres.

The George Centre is a newly built private day and short stay surgical and maternity hospital only minutes from View.



RENTAL APPRAISAL



Monday, February 3, 2025

Re: View | Gregory Hills

Thank you for your recent request to obtain a current rental appraisal for the above mentioned property.

With the rental returns generated by comparable properties in the surrounding area and the information provided, we believe the following rental estimates are achievable.

3 Bed - \$700.00 - \$750.00 p/w
4 Bed - \$750.00 - \$800.00 p/w
5 Bed - \$790.00 - \$820.00 p/w

If you require any further details, please do not hesitate to contact the undersigned and I would be happy to discuss this with you.

Kind Regards

A handwritten signature in grey ink, appearing to read 'Zac Cronin'.

Zac Cronin
MY PROPERTY CONSULTANTS

This appraisal is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this appraisal.

My Property Consultants

ABN: 31 089 556 847
Shop 1/33 Village Circuit, Gregory Hills
4605 0600

mypropertyconsultants.com.au



SEVEN REASONS TO LOVE VIEW• GREGORY HILLS

As the final residential-sized land release in Gregory Hills, View is an investment in your future. Choose the perfect piece of land, build a dream home to rent or move into later, and make the most of this growing neighbourhood that connects you to the city, country and everything wonderful in between.



LOW DEPOSIT

The View, Gregory Hills Sales team is accountable, dependable and ready to look after you on your home ownership journey. You don't have to miss out on securing the perfect position for your home or investment as we offer a variety of flexible payment options to secure your lot while managing your budget.



A MASTERPLAN WITH NO STRATA FEES

As the last residential land release in Gregory Hills, View offers the final opportunity to secure land in this masterplanned neighbourhood with no strata fees.



BUILD-READY LAND

Enjoy the convenience of build-ready land that has all services, retaining walls (if required) and debris cleared so your builder can get started on your dream home sooner.



HIGHLY CONNECTED LOCATION

Enjoy the convenience of being less than an hour to Sydney's CBD, Parramatta, Wollongong, Penrith and Liverpool, and less than 30 minutes to the future Aerotropolis and Western Sydney Airport, forecast to be Australia's third-largest economy by 2036.



STRONG PREDICTED CAPITAL GROWTH

Gregory Hills boasts an average annual capital growth of 6% and is predicted to be one of the top five suburbs in NSW to join the 'million-dollar club' in 2025.

*Source: Proptrack, July 2024



ELEVATED PARKLAND NEIGHBOURHOOD

Take pride in being part of an exquisitely landscaped neighbourhood designed around never-to-be-built-out parkland with harmonious streetscapes and sweeping mountain and valley views in a uniquely elevated position.



IDYLIC LIFESTYLE IN CAMDEN'S LGA

Escape the hustle and bustle of city living yet remain connected to every amenity in the Camden LGA, located in Sydney's Macarthur region. You'll love the proximity to green spaces and national parks as well as schools, hospitals, dog parks, farmers' markets, entertainment and more.



For further information

Call 1800 276 699

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