

LANDMARK POSTCODE

2650



Wagga Wagga Winery
Image courtesy of Tourism NSW,
photography Sally Mayman

LOCATION: Wagga Wagga
4½ south west of Sydney and
4½ hours north of Melbourne

POPULATION: 61,000

INDUSTRIES: Manufacturing, retail,
agriculture, health and
community services, defence,
education, transport, tourism.

CLIMATE: Seasonal
Summer 16.1C – 31.3C
Winter 2.6C – 12.5C
Avg. annual rainfall 584mm

Wagga Wagga is one of rural Australia's great success stories. It is New South Wales' fastest growing regional city with a strong and diverse economy based on manufacturing, commerce, defence, education and energy. But the essence of this city's appeal is that it remains, at heart, a charming country town.

Sitting on the banks of the beautiful Murrumbidgee River, Wagga is the state's largest inland city and the 'capital' of Australia's premier agricultural region – the Riverina. This vast food bowl stretches from the Snowy Mountains to the dryland plains of southwestern New South Wales, yielding more than \$1 billion worth of meat, dairy, cereal crops, rice, wine, fruit, vegetables and wool each year.

With its heritage buildings and tree-lined streets, Wagga Wagga is the provincial hub, providing shopping, schools, hospitals, government services, agricultural support and freight facilities to a population of more than 200,000 people across the region.

The city's location on inland transport routes

is integral to its history. Early settlers used this point as a river crossing. These days Sydney and Melbourne are less than five hours by road and Canberra is just two and a half hours.

Major industries include meat processing, food manufacture, wool combing, chemical processing, logistics and livestock sales. Australian army recruits are trained at nearby Kapooka and the RAAF has just opened a \$61 million training facility at its Forest Hill airbase in Wagga.

The Wagga campus of Charles Sturt University has recently invested millions in new veterinary and dentistry courses and its National Wine and Grape Industry Centre is part of a growing commitment to food and agricultural production.

The energy sector is also expanding. Construction of a \$500 million gas fired power station is underway near Wagga and a planned \$75 million bioenergy project could see canola and safflower seeds processed into biofuels.

An estimated 30 new industries have moved to Wagga in the past two years and there's no sign of a slow-down. The population is tipped to grow by 10 per cent in five years, reaching nearly 66,000 by 2012.

Last year about 900 new homes were built across the city and that development will continue as more land is opened up for housing and industry.

The city has a rich sporting and cultural life. It boasts its own Sporting Hall of Fame – celebrating hometown greats like cricket's Mark Taylor. There are five theatres, two art galleries, two museums and a conservatorium of music.

Landmark's Bill Schulz says Wagga offers all

the benefits of a big city but people enjoy the friendliness and easy living typical of a country town. "Nothing is more than ten minutes away. You can drive to the airport and within 15 minutes be on a regional flight that lands in Melbourne or Sydney in an hour."

Enquiry for land is solid and it sells well because of the district's reliability and diversity. The market ranges from broadacre grain properties in the west and mixed farms and grazing country in the higher rainfall areas to the east. There is also strong demand for lifestyle acreage close to the city.

"The region certainly offers plenty of appealing and productive choices," says Bill.

Contact:

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PROPERTY GUIDE:

Residential: 4 BR home \$400,000

Lifestyle: 100 acres with good home \$600,000 – \$1million

Larger acreage: Dryland farming \$1,000 – \$1,700 an acre

High rainfall grazing land \$1,000 – \$2,000 per acre

River country \$2,000 – \$3,000 per acre