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Far North Land grab

Blockbusting chance to own home sites

FAR Northerners dreaming of a large family house with a big backyard need to act quickly.

It is no secret large blocks of residential land are a limited commodity in the Far North, and even what is considered as large is slowly easing.

Government building grants and a lack of Covid cases in the region have brought on increased demand for land and house packages – so much that suppliers are struggling to meet material demands and homemakers are struggling to hire tradies.

Cairns Property Office agent and sales manager of Gordonvale subdivision Cutter's Rise Estate, Renee Straguszi, said how long large blocks of land were available would be anyone's guess, instead the rapid rate of sales should be a worthy indicator.

"In stage one, we had 41 blocks and we only have 10 left – and they're the smaller ones around 670sq m," she said.

"We had a period where we sold 25 lots in five days. About 60-70 per cent of the inquiries we get (through the agency) are people looking for acreage or semi rural."

Ms Straguszi said buyers were willing to offset their proximity to work, schools and other amenities in return for a "better lifestyle".

"They want to be able to put a shed in or a pool and make sure they can really enjoy their home."

Cairns Regional Council in the past 18 months has approved new sub divisions with varying lot sizes. As of June 2, here is where you can buy larger blocks of land from a minimum of 600sq m.

EDMONTON

Buyers can grab a house and land package at Mountain View Estate from the mid \$400,000s. The estate is a 58lot development on 4.35ha, marketed as an affordable option in the growing southern corridor. The minimum lot size at Mountain View is 600 sq m and 19 of the 58 blocks are suitable for duplexes.

MOUNT PETER

Over the next decade, 1500 homes will be built at Mount Peter Estate with new releases including larger and more elevated blocks coming later this year. A construction program means house and land packages will continue to be available, with completed homes starting from around \$410,000. Lot sizes range from 375sq m to 645sq m.

Work on Frederik Kroyman's Pinecrest Development – which could ultimately have 1500 homes over eight precincts – began earlier this year on 34 residential lots for the second stage of the Rocky Creek precinct. The Cooper Road neighbourhood will be divided into eight precincts with the 144-lot Rocky Creek, on 24.2ha with average lot sizes of 1071sq m, the first.

GORDONVALE

Cutter's Rise Estate was launched in January with sales manager Renee Straguszi at the helm of a project on land owned by her family since 1935. Initially there were 41 lots in the first stage elevated, level land, ranging from 672sq m to 1086sq m and starting at \$169,900, but just 10 are left now.

GOLDSBOROUGH

A total of 24 lots have been released as part of stage 1a of Avalon, ranging from 4000sq m up to 8700sq m. Stage 1 features 4000sq m blocks starting from \$199,000.

BENTLEY PARK

The Outlook Estate on Bentley Park's Indigo Avenue has nine blocks greater than 600sq m available from \$235,000.

And nearby there are very few remaining blocks available in the Cherrybrook Estate, and even fewer that are greater than 600sq m with prices for the larger lots starting at \$191,000.

However, there are larger lots available starting \$200,000 in the Rainforest Meadow Estate stage 12 release with blocks varying from 601sq m to 3759sq m.

WOREE

Parcels of land above 600sq m are available at Woree's Red Hill Estate, however many are elevated blocks with limited usable land. Prices are in the mid \$200,000s.

EARLVILLE

Along Jacamunda Circuit and Enclave Bend at Earlville's 59-lot Enclave Estate there are just nine blocks remaining above 600sq m, varying in price from \$630,000.

KANIMBLA

Lots varying from 617sq m up to 918sq m are available at the Kanimbla Heights Estate on Kingfisher Street with larger blocks already sold. Prices vary from \$340,000 to \$395,000 in the hillside estate, 10 minutes to the CBD.

KAMERUNGA

Just four lots of total of seven remain at Warden Street at Kamerunga. Each block is more than 680sq m and the price is set at \$300,000.

TRINITY BEACH

At Trinity Beach there are three blocks left at Moore Street just one street back from the beach, with each at 675sq m and \$350,000 each selling through Ray White Cairns Beaches.

PALM COVE

The up-market Argentea Estate has now entered stage 5 of its land release with 17 new lots above the 600sq m mark as well two large lots still available from stage 4.

KURANDA

At Kuranda there are just four remaining lots at the Boutique Kuranda Springs Estate on Spring Crescent from a total of eight rural blocks once available.



Now selling through Ray White Cairns Beaches, the smallest block comes in at 4,489sq m for \$275,000. The location is only minutes from Kuranda Village and about 40 minutes to Cairns CBD.

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