

# Prime valley units stalled

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UNITS approved for development on Redlynch Intake Rd are being listed for sale off the plan ahead of scheduled construction in the much sought-after Redlynch Valley.

Rosso Investments applied to Cairns Regional Council in June this year to build an eight unit complex on a 1587sq m parcel of land at 72-78 Redlynch Intake Rd.

Council approved the development on the condition certain requirements, including parking and the installation of a convex mirror were met.

LJ Hooker Edge Hill real estate agent Kym Ryan said there had been interest from investors but due to other commitments the contracted builder was yet to begin work on the project.

"There has been interest when it first came on but this

obviously slowed down when the developer's start date was pushed out," she said.

She said work had not started at the site and no units had been sold.

"It is easier to sell something that people can touch and feel than sell off the plan."

A similar situation exists with a major eco-resort development at 960 Redlynch Intake Road.

Approval was given by council in 2011 to build holiday

accommodation including 52 villas plus a restaurant and pool complex.

In 2015 the development window lapsed and developers Denbass Pty Ltd applied for an extension to build.

A four-year extension was granted which ends in September 2019.

The approved Redlynch eco-resort is bounded by Freshwater Creek and the World Heritage-listed Dinden National Park and is within

500m of the Crystal Cascades recreation area.

Ms Ryan said the area's proximity to schools and shops and a short commute the Cairns CBD, paired with a bushland setting, made the Redlynch Valley a much-sought-after housing option.

"Your parks and freshwater and little village hubs are big drawcards," she said.

Comment has been sought from both Denbass and Rosso Investments.



**ON HOLD:** Work is yet to begin on units selling off the plan at 72-78 Redlynch Intake Rd.