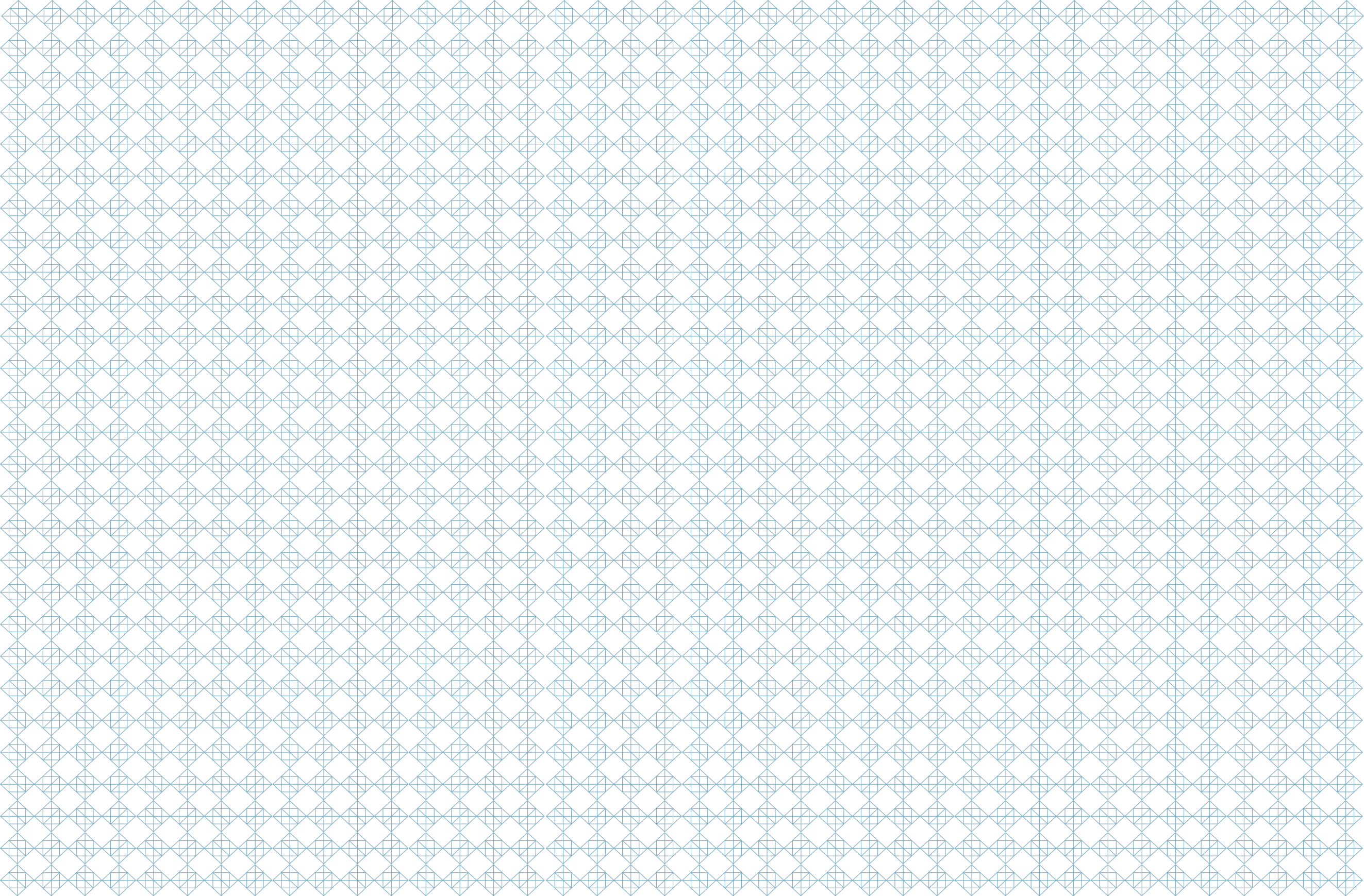


# HAVENWOOD

BY MOSAIC





29

29 PONTI STREET - MCDOWALL - BRISBANE - QUEENSLAND



# A PLACE TO CALL HOME



A Balanced Lifestyle	5
Designed with Quality	6
Key Features	7
Project Snapshot	8
Lifestyle Location	10
The Space	13
Fixtures + Finishes	14
Investing in your Future	19
Development Partners	20
A Holistic Approach	23
The Space - Luxury Living	25

---

DEVELOPED BY  **mosaic**  
PROPERTY GROUP™



‘SPACIOUS AND OPEN PLAN HOMES SET  
IN A LEAFY ESTABLISHED SUBURB AND  
SURROUNDED BY CITY LIFE’

‘THE PERFECT BALANCE OF LIFESTYLE AND LUXURY’

## A BALANCED LIFESTYLE

*COMBINING THE CONVENIENCE OF AN URBAN ENVIRONMENT WITH A SOCIAL COMMUNITY LIFESTYLE, HAVENWOOD BY MOSAIC DELIVERS A UNIQUE, INSPIRED AND INTEGRATED RESIDENTIAL DEVELOPMENT.*

Surrounded by a network of reserves and forests that create an important wildlife corridor, you can enjoy all the benefits of a balanced, community lifestyle, while still being only 12kms from the bright lights of the Brisbane CBD.

The clever use of integrated indoor and outdoor living spaces maximises privacy and space, providing plenty of room for the kids to play or the dog to run. Having all the advantages of a traditional family home without the ongoing maintenance, Havenwood offers an attractive housing option for many households, attracting a vibrant and varied mix of residents.

This inviting community is only 20 minutes from the CBD and 60 minutes from the beautiful Sunshine Coast, with easy access to the Brisbane Airport and Westfield Chermside.

With its stylish design and luxurious interiors, convenient location and numerous lifestyle options, Havenwood by Mosaic is the community you've been looking for.



## DESIGNED WITH QUALITY IN MIND

*QUALITY THAT IS SYNONYMOUS WITH EACH MOSAIC DEVELOPMENT IN AN EXCEPTIONAL LIFESTYLE LOCATION.*

Havenwood by Mosaic is a bespoke boutique development consisting of 22 beautifully appointed 3 bedroom town houses which effortlessly combine modern sophistication with timeless appeal.

Each town house embraces stylish functionality, incorporating the finest aspects of open-plan living with superbly crafted interiors and premium style finishes.

High ceilings plus large windows and doors provide an abundance of natural light, while the elegant free-flowing floor plans are complemented by beautiful timber floors.

Clever design ensures the integrated indoor and outdoor living areas flow fluidly into one other, while individual and private open spaces, as well as balconies on upper levels, provide further entertainment areas; perfect for the Queensland lifestyle.

Superb kitchens, luxurious bathrooms and generous storage space combine to create a contemporary home with sheer comfort and style in mind.

Private, lock up garages allow parking for 2 cars side by side, providing further convenience and security.

With modern, sleek and functional finishes designed to optimise style, comfort, storage and space, Havenwood by Mosaic will continue to satisfy discerning buyers for years to come.



## KEY FEATURES



[ Architecturally designed iconic town houses that will stand the test of time; ]

[ Spacious design with thoughtful, open plan layout and generous living, dining and outdoor entertaining areas including large furnishable patios and balconies for additional living space; ]

[ Abundance of natural light and ventilation in all rooms, with higher than average ceilings, feature lighting and large, high quality windows and doors for a more spacious feel; ]

[ Beautiful timber floors throughout the living and dining areas; ]

[ Gourmet kitchen with ample bench space complete with stone benchtops, island bench, European oven, integrated dishwasher, undermount sink and European tapware; ]

[ Stunning fully tiled bathrooms with semi-frameless shower screens and high end features; ]

[ Generous built-in or walk-in wardrobes with additional linen and storage space and separate laundry, with dryer installed; ]

[ Air conditioning in all bedrooms and living spaces, and fans to all bedrooms. Air conditioning condensers not located on patios; ]

[ Digital Free to Air, Pay TV and High Speed Internet Services. ]



# PROJECT SNAPSHOT

**DEVELOPMENT** Havenwood by Mosaic

**ADDRESS** 29 Ponti Street, McDowall

**LOCATION** Just 12kms north of Brisbane CBD

**DESCRIPTION** 22 well-designed and spacious 3 bedroom, 2.5 bathroom, 1 study town houses

**PRICING SUMMARY** Starting from \$550,000

**DEPOSIT** \$1,000 on contract signing and 10% cash on unconditional

**SIZE**

Total Internal 156 to 170m<sup>2</sup>

Patio 13 to 17m<sup>2</sup>

Balcony 15 to 16m<sup>2</sup>

Private Open Space 31 to 142m<sup>2</sup>

Total 204 to 332m<sup>2</sup>

**KEY DATES** Construction scheduled to commence July 2016, with completion anticipated late May 2017

**RENTAL RETURN** \$490 to \$540 per week (estimate only)

**RENTAL YIELD** 4.8% (gross/average/unfurnished) - approximately

**BODY CORPORATE** \$3,012 to \$3,126 p.a. (plus GST), depending on size and location of the town house



‘ARCHITECTURALLY DESIGNED ICONIC TOWN  
HOUSES THAT WILL STAND THE TEST OF TIME’



## LIFESTYLE LOCATION

*COMPRISING 22 THREE BEDROOM TOWN HOUSES, THIS BEAUTIFUL DEVELOPMENT IS PERFECTLY POSITIONED IN THE HEART OF MCDOWALL, AN ESTABLISHED BRISBANE SUBURB JUST 12KMS FROM THE CBD.*



[ Minutes to a range of essential services: shops, restaurants, specialty stores, gyms, hotels, a variety of schools and childcare centres, business district, hospitals, sporting and entertainment facilities; ]

[ Numerous public transport options and an easy commute to the CBD; ]

[ Just minutes from the mini-CBD of Chermide, a strong local employment node with Westfield Chermide, the Prince Charles hospital precinct and the Australia Trade Coast precinct providing employment opportunities across diverse industries; ]

[ An impressive array of schools, both private and public, from primary to tertiary, ideal for growing families; ]

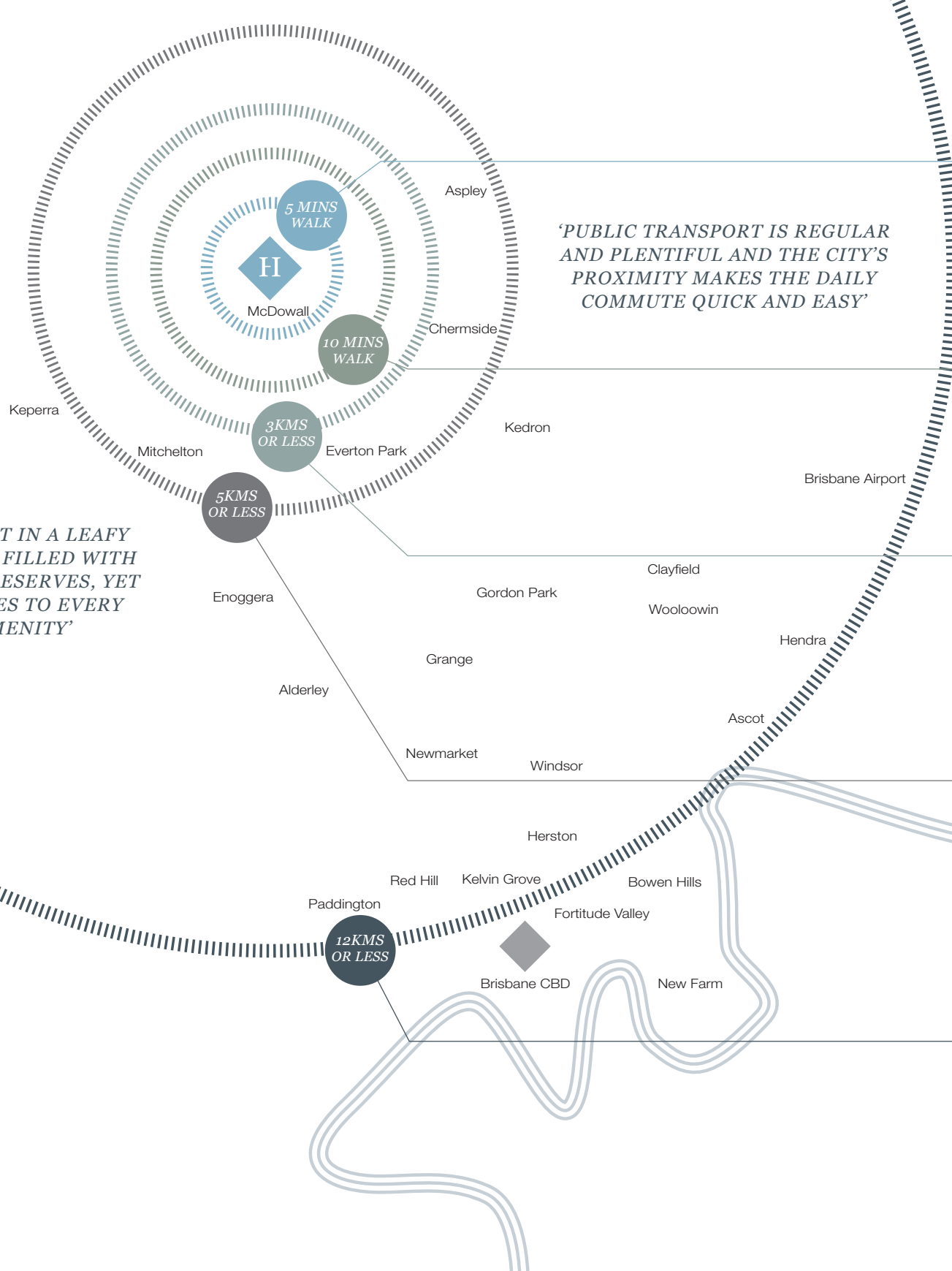
[ Beautiful parks and reserves offer endless choice for nature walks, family outings or morning runs; ]

[ Established suburb with very high percentage of detached dwellings and owner occupiers with low development density; ]



*'MCDOWALL IS SET IN A LEAFY GREEN CORRIDOR FILLED WITH PARKLANDS AND RESERVES, YET IT'S JUST MINUTES TO EVERY DESIRED AMENITY'*

*'PUBLIC TRANSPORT IS REGULAR AND PLENTIFUL AND THE CITY'S PROXIMITY MAKES THE DAILY COMMUTE QUICK AND EASY'*



**LESS THAN 5 MINS WALK OR LESS THAN 500M**

- McDowall Village
- IGA Supermarket
- Doctor, Dentist, Pharmacy, Vet
- Childcare Centre
- Fitness Centre
- Restaurants and cafes
- Bus Stops

**LESS THAN 10 MINS WALK OR LESS THAN 1KM**

- Chermerside Hills Reserve
- Bunyaville State Forest Park
- McDowall Primary School
- Cabbage Tree Creek Parklands

**3KMS OR LESS**

- Raven Street Reserve
- North West Private Hospital
- Prince of Peace Lutheran College
- Craigslea State High School
- Flockton Street Shopping Village
- Everton Park Hotel

**5KMS OR LESS**

- Westfield Chermerside: shops, cinemas, tavern, bus interchange
- Prince Charles and Holy Spirit Northside Hospitals
- Kedron-Wavell Services Club
- Keperra Country Golf Club
- Brookside Shopping Centre
- Aspley Hypermarket
- Mitchelton Sate High School

**12KMS OR LESS**

- Brisbane CBD
- QUT Kelvin Grove and City campuses
- Major and specialty retail stores
- Restaurants and entertainment venues
- Brisbane Entertainment Centre and Boondall Wetlands
- Brisbane Airport
- Australia Trade Coast Precinct
- Brisbane North Institute of TAFE
- Australian Catholic University
- Clayfield College and Nudgee College

‘DON’T MISS THIS EXCITING OPPORTUNITY TO SECURE YOUR PLACE  
IN A DEVELOPMENT THAT WILL DELIVER A BOUTIQUE COMMUNITY  
EMPHASISING PRIVACY, LIFESTYLE AND GREEN SPACE’



# THE SPACE

*INTERNAL – ALL INTERNAL AREAS INCLUDING 2 CAR GARAGE (SIDE-BY-SIDE)*

*PATIO / BALCONY – EXTERNAL, UNDERCOVER, OUTDOOR LIVING AREA*

*PRIVATE OPEN SPACE – EXCLUSIVE USE, EXTERNAL OUTDOOR AREA CONSISTING OF HARDSCAPE, LAWN AND/OR GARDEN*

NO.	INTERNAL	PATIO	BALCONY	STORAGE	PRIVATE OPEN SPACE	TOTAL
1	158	16	15	3	96	288
2	170	15	16	4	100	305
3	158	15	16	3	84	276
4	158	14	16	3	93	284
5	156	15	16	3	142	332
6	158	15	16	3	127	319
7	158	-	15	3	98	274
8	158	-	16	3	70	247
9	158	-	15	3	33	209
10	167	13	-	-	118	298
11	156	15	-	-	103	274
12	158	15	-	-	45	218
13	158	15	-	-	31	204
14	156	15	-	-	46	217
15	158	15	-	-	64	237
16	158	15	-	-	66	239
17	158	15	-	-	66	239
18	158	15	-	-	66	239
19	156	15	-	-	66	237
20	158	15	-	-	49	222
21	158	15	-	-	48	221
22	169	17	15	-	90	291

Floor sizing is subject to change and all measurements are in m<sup>2</sup>



*LARGE AND SPACIOUS;  
ALL TOWN HOUSES FEATURE;*

**3**  
*BED*

**2.5**  
*BATH*

**1**  
*STUDY*

**2**  
*CAR*

# FIXTURES + FINISHES

## GENERAL EXTERNAL AND INTERNAL CONSTRUCTION



ELEMENTS	MATERIAL OR PRODUCT TYPE + FINISH
[ sub-floors ]	On Ground - Concrete slab reinforced with steel mesh as per structural engineer's directions. Suspended - Structural timber members, sized in accordance with structural engineer's directions.
[ external walls ]	Engineered framing clad with a combination of different materials for architectural effect, which may then be rendered and / or painted with a high quality exterior grade paint depending on the material and desired finish.
[ ceilings / bulkheads ]	Plasterboard (or Villaboard in wet areas) with a high quality low-sheen painted finish.
[ roof ]	Roof sheeted with Colourbond or similar steel, and insulated to meet the Australian Standards for thermal insulation, ensuring a comfortable living environment within the town houses all year round.
[ soffits to balconies ]	Fibre cement acoustic ceiling painted with external grade high quality paint.
[ balcony doors & windows ]	Powder coated commercial grade aluminium window and door frames installed with clear glazing. Fly screens to all balcony doors and windows, with security screens installed on the ground floor only.
[ balconies ]	Tiled with high quality exterior tiles that comply with Australian Standards for slip resistance. Fall towards the edge of the balcony to prevent water pooling.
[ balcony water outlet ]	A single water outlet to facilitate easy cleaning of the balcony.
[ balustrades & handrails ]	Powder coated aluminium framing with glazed panels.
[ driveways & paths ]	Stencil-crete, cova-crete or exposed aggregate paths and driveway entrance, leading to plain, broom-finished concrete for town house garages.
[ hot water service ]	High quality individual hot water systems installed for each town house.

# FIXTURES + FINISHES

## INTERNAL MATERIALS AND FINISHES



ELEMENTS	MATERIAL OR PRODUCT TYPE + FINISH
[ walls ]	Party walls (separating town houses) constructed to meet Australian Standards for fire separation and acoustic ratings, sheeted with plasterboard and then painted with a high quality low-sheen paint. Internal partitions are traditional framed walls, sheeted with plasterboard and then painted with a high quality low-sheen paint.
[ ceilings ]	Higher than average ceiling heights. Plasterboard sheeting finished with a high quality low-sheen paint.
[ wet area bathroom walls & ceilings ]	Villaboard finished with a suitable wet area paint to ceilings, and floor to ceiling tiles on all walls.
[ cornice ]	Square set joints to achieve sharp lines and a modern look.
[ architraves ]	22mm x 12mm timber architraves, finished with a high quality semi-gloss paint.
[ skirting ]	92mm x 12mm quad timber skirting, finished with a high quality semi-gloss paint.
[ floor finishes ]	Blackbutt timber floors in kitchen, dining and living areas. High quality, stain-resistant, wool blend carpet with suitable underlay in bedrooms. High quality ceramic floor tiles in bathroom and laundry.
[ wardrobes ]	Pre-finished aluminium frame doors with mirror finish. Wardrobe internals include 4 box shelves, a top shelf and a hanging rail. All shelves finished with melamine, internal wardrobe walls painted, and floor finish of the room continues into the wardrobe.
[ doors ]	Hollow-core flush panel internal doors finished with a high quality gloss paint. Solid timber entry doors to comply with the Australian Standard for fire rating and sound proofing requirements, with self-closers installed and a gloss painted finish.
[ door hardware ]	Brushed aluminium lever handles to entry door and all internal doors. Privacy latches on bathroom and ensuite doors, with keyed locks installed on entry door and balcony sliders.
[ window / sliding door coverings ]	All habitable room windows and sliding doors fitted with fly screens and full block-out roller blinds.
[ air-conditioning ]	Split system air conditioners located in all bedrooms and living / dining area.
[ kitchen benchtops ]	20mm reconstituted polished stone benchtop with arris corners and waterfall ends to island benches.
[ kitchen splashback ]	Reconstituted polished stone extending from the top of the benchtop to underside of the cabinetry.
[ kitchen cupboards ]	Constructed out of laminated MDF, with all doors face mounted and finished with Laminex and/or Polytech (or similar), expertly crafted to ensure that no edges are exposed. Includes a pantry with adjustable shelves and a bank of 4 drawers below the bench. Overhead cupboards are handle-less, to compliment the premium fit out. All cupboard doors and drawers have soft close hinges.



# FIXTURES + FINISHES

## INTERNAL MATERIALS AND FINISHES



ELEMENTS	MATERIAL OR PRODUCT TYPE + FINISH
[ kitchen sink ]	Stainless steel under bench mounted 1¼ sink.
[ tapware ]	Polished chrome finish, 'Grohe' or similar flick mix.
[ whitegoods ]	Stainless steel European appliances - 4 element electric cooktop with slide out rangehood mounted above, plus fan-forced electric multi-function under-bench oven. Fully integrated dishwasher and inverter microwave built into the cabinetry design.
[ refrigerator ]	Fridge openings generally 850mm, with a water point provided behind the fridge.
[ vanity benchtop ]	20mm reconstituted polished stone benchtop with arris corners.
[ vanity / sink / mirror ]	Vanity cabinetry, including storage cupboard and drawers, constructed out of laminated MDF. Vanity is wall hung and features a stylish semi-recessed vitreous sink, with a frameless, wall mounted, bevel edged mirror mounted above.
[ shower screen ]	Predominantly semi-frameless glass screen with pivot door.
[ toilet suite ]	White vitreous china pan with dual flush cistern.
[ bathroom tapware ]	Polished chrome finish, 'Grohe' or similar flick mix.
[ accessories ]	European chrome double towel rail, hand towel ring, toilet roll holder and shower accessory shelf.
[ laundry tub, mixer & machine cocks ]	Stainless steel laundry tub with polished chrome 'Grohe' flick mixer and machine cocks (or similar). Storage cupboard provided below the tub.
[ dryer ]	6kg dryer installed above allocated washing machine space.
[ general lighting ]	Recessed downlights and wall lights installed throughout the town house, with an external ceiling light on the balcony.
[ laundry ]	2 Double GPOs, with mechanical ventilation installed in ceiling.
[ living / dining ]	Minimum of 3 Double GPOs, TV, phone face plates to PGOs, TV and data outlets, Digital Free to Air antenna system, provision for cable TV/broadband.
[ kitchen ]	2 Double GPOs on benchtop, plus single GPO's in fridge recess, microwave space and under bench for dishwasher.
[ study ]	1 Double GPO, data/phone point.
[ bedrooms ]	All bedrooms have 3 Double GPOs, Digital Free to Air / Pay TV point placed at 1800mm above floor level (to allow for wall mounted TV), data/phone point.
[ bathroom ]	1 Double GPO, mechanical ventilation installed in ceiling.
[ telephone & internet ]	All town houses have provisions for Digital Free to Air, Pay TV and Internet Services.



'THE CLEVER USE OF INTEGRATED INDOOR AND OUTDOOR LIVING AREAS MAXIMISING PRIVACY AND SPACE, PROVIDING PLENTY OF ROOM FOR THE KIDS TO PLAY OR THE DOG TO RUN'



‘SPACIOUS TOWN HOUSES WITH THOUGHTFUL, OPEN PLAN LAYOUT AND GENEROUS LIVING, DINING AND OUTDOOR ENTERTAINING AREAS INCLUDING LARGE FURNISHABLE PATIOS AND BALCONIES FOR ADDITIONAL LIVING SPACE’

# INVESTING IN YOUR FUTURE

*MCDOWALL WAS FIRST ESTABLISHED IN THE 1970'S, BECOMING VERY POPULAR WITH FAMILIES DUE TO THE EXPANSES OF NATURAL GREENERY AND NEARBY EMPLOYMENT OPPORTUNITIES.*

Over 90% of all dwellings are detached, with over 80% owned outright or being purchased. Professionals make up around 40% of residents and family incomes are more than \$600pw higher than the Queensland average.

At only 12kms from the CBD and with easy access via some of the north side's major thoroughfares, you can make the most of Brisbane's city scene before relaxing in your green surrounds. Regular bus routes service local shopping centres as well as the CBD, while Mitchelton, Gaythorne and Enoggera train stations are only 10 to 15 minutes away.

Everyday necessities are easily catered for by McDowall Village, with local retailers complemented by major shopping centres in surrounding suburbs such as Everton Plaza, Stafford City Shopping Centre, Brookside Shopping Centre and Westfield Chermshire. Westfield Chermshire, the largest shopping centre in Queensland, also includes entertainment facilities such as cinemas, a bowling alley and a tavern, as well as the Chermshire bus interchange, a major hub for buses north of Brisbane.

McDowall's proximity to the Prince Charles Hospital makes it a popular suburb with medical workers, while the nearby mini-CBD of Chermshire is a prime mixed-use location and strong local employment node, employing over 12,500 people across 600 businesses, while the Australia Trade Coast precinct provides employment across diverse locations.

The area boasts an impressive array of schools, both private and public. The nearby Brisbane North Institute of TAFE at Brackenridge is one of the largest public providers of vocational training in the state, while the Australian Catholic University, in Banyo, is home to over 3,200 students.

A major drawcard of the area is the vast expanse of greenery provided by the numerous reserves and parklands. Bunyaville State Forest Park, with restricted vehicle access, is a peaceful retreat and wildlife haven providing some excellent walkways and picnic spots for residents, while parkland surrounding Cabbage Tree Creek and the Chermshire Hills Reserve also provide excellent recreational spots.

Town houses are becoming more appealing to a growing proportion of the housing market, having many of the advantages of family homes but at a more affordable price point. So, whether you are a young professional, a growing family, or an active retiree, you can still enjoy all the choices and convenience of city living whilst being completely surrounded by nature.



## *MCDOWALL DEMOGRAPHIC AT A GLANCE*

Population / 6,818

Median age / 38

Weekly household income / \$1,938

Weekly family income / \$2,118

Manager & Professional Occupations / 40.8%

Stand-alone houses in area / 92.4%

Homes owned or being purchased / 80.9%

Average household size / 2.9

*FAMILY INCOMES ARE OVER \$600 A WEEK HIGHER THAN THE QUEENSLAND AVERAGE*

# DEVELOPMENT PARTNERS

MOSAIC PROPERTY GROUP + MOSAIC CONSTRUCTION + VABASIS



## MOSAIC PROPERTY GROUP

Mosaic Property Group is a Brisbane based boutique property group which specialises in designing and developing high quality, superbly finished, turn-key boutique residential property projects for both discerning owner occupiers and investors.

Collectively, the Mosaic team has substantial experience in property development, design, building, finance, funds management, real estate sales, legal and compliance services, and private wealth management. This breadth of knowledge means the team has intimate first-hand experience in the complexities of property development and a thorough understanding of client needs, be they investors or owner occupiers.

Mosaic manages all aspects of research, design and development to maximise quality and ensure the highest standard of residential living for owner occupiers and the highest possible rental return for investors. Mosaic also takes significant pride in its key philosophy of ensuring that it adds value to all stakeholders involved in its business.

Consequently, Mosaic has a history and enviable track record of long standing relationships with clients, consultants and contractors.

The team has a conservative yet creative approach and a reputation for being highly efficient and professional, consistently delivering quality, high yielding property investment opportunities.

## MOSAIC CONSTRUCTION

Mosaic Construction is the construction arm of Mosaic Property Group, and brings 18 years of building experience and in-depth industry knowledge to their developments.

With a rigorous focus on construction methods and quality workmanship, Mosaic Construction is committed to ensuring that an exceptional product is delivered, while the ability to manage multidisciplinary teams efficiently and effectively, as well as maintaining quality relationships with suppliers and contractors, ensures that developments run smoothly, on time and on budget.

## VABASIS

Vabasis has been designing exceptional buildings throughout South East Queensland and further afield for over fifteen years.

Their vision to design timeless places where the aesthetic, technical and practical all connect into one essential and joyful experience has been applied to projects as diverse as retail and hospitality outlets, educational and recreational facilities, and industrial and residential developments.

Their apartment projects have delivered luxurious and innovative residential solutions that create a sense of liveability and community. With direct experience and involvement in the property development process, they are able to successfully assist in presenting liveable, well-designed apartment buildings.

With an aim to connect with the client on a collaborative design journey in order to deliver enduring solutions, Vabasis pursues design excellence through connectivity in leadership, technical excellence, commercial viability, and working beyond the brief, and continues to earn a reputation for consistently good design, documentation and performance.





‘GOURMET KITCHEN WITH AMPLE BENCH SPACE COMPLETE WITH  
STONE BENCHTOPS, ISLAND BENCH, EUROPEAN OVEN, INTEGRATED  
DISHWASHER, UNDERMOUNT SINK AND EUROPEAN TAPWARE’



‘STUNNING FULLY TILED BATHROOMS WITH SEMI-FRAMELESS SHOWER SCREENS AND HIGH END FEATURES’

## A HOLISTIC APPROACH

*MOSAIC PROPERTY GROUP IS A UNIQUE COMPANY,  
TAKING A HOLISTIC APPROACH TO DELIVERING  
BOUTIQUE RESIDENTIAL PROPERTY.*

We control every individual process involved, from the research, feasibility and due diligence before purchasing a site, all the way through construction to managing your investment, ensuring you receive the best possible returns and that the property stays in the best possible condition well into the future.

There aren't a lot of companies that can even claim to offer what we do. What we aim to achieve isn't easy, but we don't accept anything but the very best. Our clients, key referral partners and stakeholders are our highest priority and everyone within the company is dedicated to maintaining the highest expectations on quality and ensuring that our commitment to delivering on everything that we promise is upheld.



### *MANAGEMENT RIGHTS AND BUILDING MAINTENANCE*

To further support our aim to provide a complete package for clients and ensure they achieve the highest standard of residential living together with the highest possible capital growth, Mosaic has maintained the management rights to the town houses. So rather than simply constructing the complex to just hand it over and walk away, we continue our relationship through the long term maintenance for the life of the town houses.

*This results in direct benefits to the owner, including:*

- [ Immediate identification and rectification of any defects; ]
- [ Holding sub-contractors accountable for workmanship and fee structures; ] and
- [ Ability to negotiate better deals with maintenance sub-contractors. ]

*And the outcomes of our long term maintenance are:*

- [ The town houses will remain vibrant and fresh for longer; ]
- [ Common areas, car park and gardens will always be neatly maintained; ]
- [ Discount prices for ongoing maintenance; ]
- [ Fewer maintenance issues, as minor defects are identified and rectified before becoming major issues; ]
- [ Higher quality tenants with longer tenancies and shorter vacancy times between tenants; ]
- [ Ability to rent and re-lease faster at your optimum rental amount; ]
- [ Higher valuation amounts and better capital growth; ]
- [ Faster re-sale; ] and
- [ Higher prices for re-sales. ]

The ability to retain quality tenants for longer, as well as the potential to resell your town house faster for a premium price, is obviously very important. Equally important is the ability to achieve a higher bank valuation on your town house, should you want or need to refinance any loan on your property in the future.

Whether you are an owner-occupier seeking higher potential capital growth from your asset, or an investor after attractive, long-term rental yields, the likelihood of achieving your goals is increased with Mosaic maintaining the management rights to the development.





'WITH ITS STYLISH DESIGN AND LUXURIOUS INTERIORS, CONVENIENT  
LOCATION AND NUMEROUS LIFESTYLE OPTIONS, HAVENWOOD BY  
MOSAIC IS THE COMMUNITY YOU'VE BEEN LOOKING FOR'

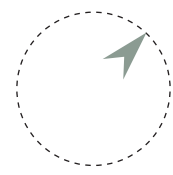
# 22

THE SPACE - LUXURY LIVING



# 22

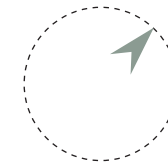
TOWN HOUSES - SITE PLAN



# 1

## TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	16m <sup>2</sup>
BALCONY	15m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	96m <sup>2</sup>
<b>TOTAL AREA</b>	<b>288m<sup>2</sup></b>
CAR PARK	2



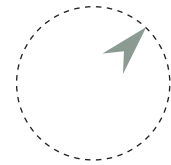
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# 2

TOWN HOUSE

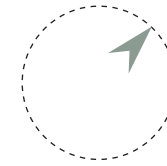
INTERNAL AREA	170m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
BALCONY	16m <sup>2</sup>
STORAGE	4m <sup>2</sup>
PRIVATE OPEN SPACE	100m <sup>2</sup>
<b>TOTAL AREA</b>	<b>305m<sup>2</sup></b>
CAR PARK	2



# 3

## TOWN HOUSE

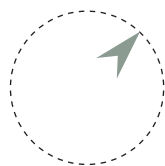
INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
BALCONY	16m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	84m <sup>2</sup>
<b>TOTAL AREA</b>	<b>276m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# 4

TOWN HOUSE

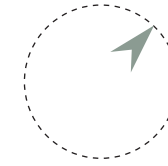
INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	14m <sup>2</sup>
BALCONY	16m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	93m <sup>2</sup>
<b>TOTAL AREA</b>	<b>284m<sup>2</sup></b>
CAR PARK	2



# 5

TOWN HOUSE

INTERNAL AREA	156m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
BALCONY	16m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	142m <sup>2</sup>
<b>TOTAL AREA</b>	<b>332m<sup>2</sup></b>
CAR PARK	2

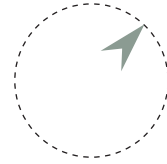


GROUND FLOOR



FIRST FLOOR





# 6

## TOWN HOUSE



GROUND FLOOR



FIRST FLOOR

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
BALCONY	16m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	127m <sup>2</sup>
<b>TOTAL AREA</b>	<b>319m<sup>2</sup></b>
CAR PARK	2



# 7

## TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
BALCONY	15m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	98m <sup>2</sup>
<b>TOTAL AREA</b>	<b>274m<sup>2</sup></b>
CAR PARK	2



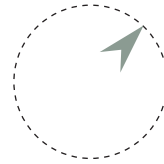
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# 8

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
BALCONY	16m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	70m <sup>2</sup>
<b>TOTAL AREA</b>	<b>247m<sup>2</sup></b>
CAR PARK	2



# 9

## TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
BALCONY	15m <sup>2</sup>
STORAGE	3m <sup>2</sup>
PRIVATE OPEN SPACE	33m <sup>2</sup>
<b>TOTAL AREA</b>	<b>209m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

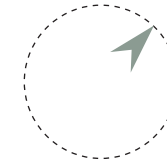


FIRST FLOOR

# 10

TOWN HOUSE

INTERNAL AREA	167m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	13m <sup>2</sup>
PRIVATE OPEN SPACE	118m <sup>2</sup>
<b>TOTAL AREA</b>	<b>298m<sup>2</sup></b>
CAR PARK	2



# 11

TOWN HOUSE

INTERNAL AREA 156m<sup>2</sup>

BEDROOMS 3

STUDY 1

BATHROOMS 2.5

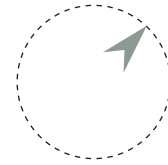
PATIO 15m<sup>2</sup>

PRIVATE OPEN SPACE 103m<sup>2</sup>

**TOTAL AREA 274m<sup>2</sup>**

CAR PARK 2

GROUND FLOOR



FIRST FLOOR



# 12

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	45m <sup>2</sup>
<b>TOTAL AREA</b>	<b>218m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR



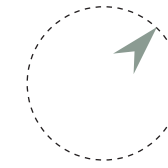
# 13

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	31m <sup>2</sup>
<b>TOTAL AREA</b>	<b>204m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR

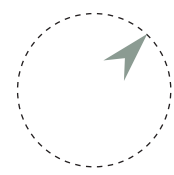




GROUND FLOOR



FIRST FLOOR



# 14

TOWN HOUSE

INTERNAL AREA	156m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	46m <sup>2</sup>
<b>TOTAL AREA</b>	<b>217m<sup>2</sup></b>
CAR PARK	2



# 15

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	64m <sup>2</sup>
<b>TOTAL AREA</b>	<b>237m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR

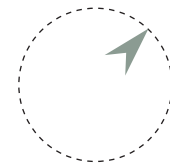
# 16

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	66m <sup>2</sup>
<b>TOTAL AREA</b>	<b>239m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR



# 17

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	66m <sup>2</sup>
<b>TOTAL AREA</b>	<b>239m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR

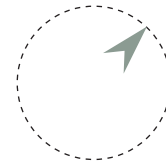
# 18

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	66m <sup>2</sup>
<b>TOTAL AREA</b>	<b>239m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR



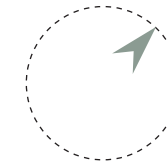
# 19

TOWN HOUSE

INTERNAL AREA	156m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	66m <sup>2</sup>
<b>TOTAL AREA</b>	<b>237m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR

# 20

TOWN HOUSE



GROUND FLOOR



FIRST FLOOR

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	49m <sup>2</sup>
<b>TOTAL AREA</b>	<b>222m<sup>2</sup></b>
CAR PARK	2



# 21

TOWN HOUSE

INTERNAL AREA	158m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	15m <sup>2</sup>
PRIVATE OPEN SPACE	48m <sup>2</sup>
<b>TOTAL AREA</b>	<b>221m<sup>2</sup></b>
CAR PARK	2



GROUND FLOOR



FIRST FLOOR





GROUND FLOOR

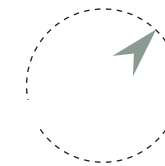


FIRST FLOOR

# 22

TOWN HOUSE

INTERNAL AREA	169m <sup>2</sup>
BEDROOMS	3
STUDY	1
BATHROOMS	2.5
PATIO	17m <sup>2</sup>
BALCONY	15m <sup>2</sup>
PRIVATE OPEN SPACE	90m <sup>2</sup>
<b>TOTAL AREA</b>	<b>291m<sup>2</sup></b>
CAR PARK	2



REGISTER TODAY



VISIT [MOSAICPROPERTY.COM.AU](http://MOSAICPROPERTY.COM.AU) + CALL US ON 1300 336 989 + REGISTER YOUR INTEREST ON OUR WEBSITE



This marketing material has been prepared prior to construction completion. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.