



# AVALON

BY MOSAIC

A stand-out multi-residential development that delivers on a vision of creating an innovative and inspiring address unlike anything in the region.

Boasting a rare position directly on the shores of the Maroochy River, Avalon by Mosaic is a stand-out multi-residential development comprising 93, 2- and 3-bedroom apartments and ultra-luxury 3- and 4-bedroom residences across two architecturally striking boutique buildings.

Steeped in history, the prized Duporth Avenue land was previously home of formative Australian architect James Birrell. As custodians of such a special site, Mosaic's vision was to create an innovative and inspirational address unlike anything in the region.

<b>ADDRESS</b>	100 Duporth Ave, Maroochydore, QLD
<b>RELEASED</b>	Late 2018
<b>COMPLETED</b>	April 2021
<b>PRODUCT MIX</b>	93, 2 & 3 bedroom apartments and ultra-luxury penthouse-style residences across two boutique buildings.
<b>PRICING</b>	\$539,000 to \$6,000,000
<b>AMENITY</b>	Extensive suite of five-star amenity including resort pool, commercial-grade gymnasium, sauna, steam, pontoon, artisan cafe, entertaining and relaxation areas, and in-person concierge.

**100%**  
VALUATIONS ON CONTRACT PRICE

**100%**  
SELL-OUT PRIOR TO COMPLETION

**100%**  
SETTLEMENT

  
UDIA AWARD-WINNING DESIGN 2018

**\$1700**  
BENCHMARK WEEKLY RENT SET FOR 3-BEDROOM

  
GREENSTAR ACCREDITED PROJECT

## 100% Valuations On Contract Value

Mosaic has a stringent set of business processes, protocols, and procedures to minimise settlement and valuation risk. A significant portion of this involves our market-leading, in-house Research and Valuation teams delivering meaningful, data-driven insights regarding project sales performance, local area and Mosaic product resale performance, and buyer profiling.

Further to this, Mosaic's product has continued to evolve to meet the market's ever-changing drivers, which has been vital to our success and resilience through multiple cycles and conditions.

We were fortunate that Avalon highlighted the strength of above, achieving 100% valuation success on-contract price.

## 100% Sales Performance

Avalon was the Sunshine Coast's best-selling off-the-plan development of 2019 (source: Place Projects). Strong local market acceptance led to sell-out well in advance of its April 2021 completion. Azure exceeded expectations, selling 85% within seven weeks.

Azure also set two off-the-plan sales records for Maroochydore, first at \$5.63m then \$6.0m, both to local owner-occupiers. The level of demand for ultra-luxury product was unexpected, resulting in several floor plan amalgamations, reducing the number of residences in Azure from 21 to 15.

## 100% Settlement Success

A testament to Mosaic's forensic approach to customer relationship management and risk profiling, Avalon achieved 100% settlement success in just two weeks. This is an outstanding achievement for a development of its scale.

“ This achievement was the ultimate culmination in what has been a phenomenal success story so far for Avalon, with buyers captivated by the compelling blend of lifestyle, location, design and finish.

Brook Monahan  
 Founder & Managing Director  
 Mosaic Property Group

“ We really feel like this is our forever home and look forward to many happy years at Azure.

- Resident Owner-Occupier

## Positive Customer Feedback

Avalon has experienced overwhelmingly positive feedback from purchasers regarding the quality and detail of the building, their apartment, amenity, and overall experience far exceeding expectations.

Many residents have also shared their enjoyment of the sense of community being nurtured, in addition to the in-person Concierge adding an additional level of luxury to their lifestyle.

At an average weekly rent of \$833, Avalon is achieving a staggering \$248 per week premium above Maroochydore's 3-bedroom average of \$585 (source: RTA).

## Strong Rental Performance

Avalon has experienced extraordinary rental demand. Over 700 enquiries have been received and in excess of 200 inspections and applications.

Average rents achieved are well above the local area. The highest weekly amount being achieved for a 3-bedroom apartment is a record-breaking \$1700, while the average is \$833. The local area average for 3-bedroom apartments in Maroochydore is \$585 (source: RTA).

Similarly, 2-bedroom apartments are realising an average of \$593 against the area average of \$450 (source: RTA).



## Feature Image Gallery

