

THE  
MANNING

BY MOSAIC

33 Railway Terrace, Milton



DEVELOPER



With multiple award-winning projects to our name, Mosaic has perfected the art of delivering high quality, exquisitely-designed and superbly-finished residential properties across South East Queensland.

Our signature, holistic approach encompasses all aspects of research, design, development, construction and property management. This allows us to consistently deliver projects that set new benchmarks in residential living.

**Proud to be one of Queensland's most awarded private property developers.**



DEVELOPER



## DEVELOPER

### Welcome to The Manning by Mosaic



We feel very fortunate to have the opportunity to bring another visionary address to Brisbane's inner west, one that will deliver enduring value to the local community and the people that reside there.

In terms of ticking all the right boxes, it is hard to top Milton. Iconic and rich in history and character, you can quite literally walk to anything you could ever want or need. From morning to night, there is so much to enjoy and benefit from in terms of the area's lifestyle offerings, ease of access, and convenience.

The Manning by Mosaic is a superb blend of breathtaking architectural form, incredible hotel-style amenities, and beautiful living spaces on the doorstep of it all. Our commitment to quality and craftsmanship is reflected in every detail and consideration to create a collection of modern luxury homes that feel as good as they look.

As part of our commitment to delivering Enduring Value, considerable emphasis is placed on incorporating the most current and innovative sustainability principles into the building's design, construction, and ongoing maintenance.

This enduring commitment also extends to Mosaic maintaining the management and caretaking of our developments long after completion, so you can rest assured that your home will remain beautifully cared for, for many years to come.

BROOK MONAHAN  
FOUNDER & MANAGING DIRECTOR



Artist impression only. The final product may differ. Landscaping indicative only. Refer to back page.

An iconic and enriching riverside locale







BUNKER COFFEE | 35M

## History meets urban sophistication

Milton occupies a special place in the history of Brisbane, a suburb first discovered as a potential site for a settlement along the Brisbane River between 1812 and the mid-1820s by John Oxley, the Surveyor-General of New South Wales.

Present-day, there is always something going on in Milton, overflowing with convenience and lifestyle offerings, from the iconic XXXX brewery to open parks, local bars and coffee shops, endless dining options, and plentiful urban amenities. Few suburbs top it.

By day residents make the most of the outdoors, including the scenic riverside walkways that run right along the water's edge alongside Coronation Drive. By night the restaurant precincts come alive with diners sampling the delights of a wide range of cuisines.

Suncorp Stadium, home to the Brisbane Broncos, Queensland Reds, and Brisbane Roar, hosts major sporting events and concerts from some of the biggest bands in the world.

For families, Frew Park has one of the most popular playgrounds in Brisbane, while next door is the Roy Emmerson Tennis Centre.

It is little wonder Milton is such a popular and sought-after place to live.





# THE MANNING

BY MOSAIC

ROMA ST  
PARKLANDS  
1.3KM

SUNCORP STADIUM  
400M

BRISBANE LIVE  
1KM

BRISBANE CBD  
1.3KM

QAGOMA  
1.2KM

QUEENS WHARF  
1.9KM

SOUTH BANK  
1.5KM

THE GABBA  
3.5KM

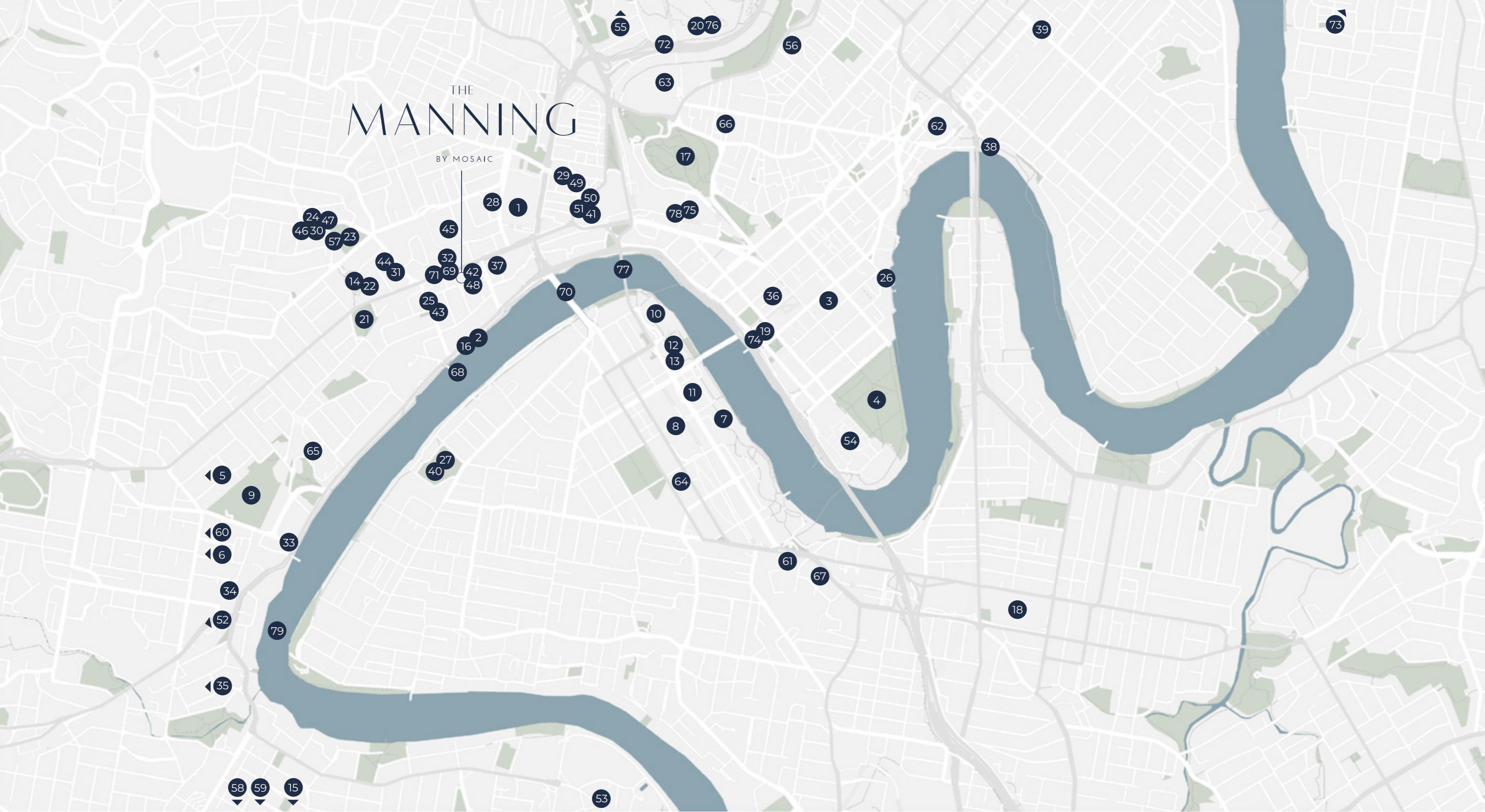
PARK ROAD  
150M

WEST END  
600M



# THE MANNING

BY MOSAIC



## Parks & Recreation

- 1. Suncorp Stadium
- 2. Brisbane River
- 3. Brisbane CBD
- 4. Botanic Gardens
- 5. Brisbane Botanic Gardens
- 6. Mount Cooth-tha
- 7. South Bank Parklands
- 8. Brisbane Convention & Exhibition Centre
- 9. Toowong Memorial Park
- 10. GOMA
- 11. QPAC
- 12. QLD Art Gallery
- 13. Queensland Museum
- 14. Frew Park
- 15. St Lucia Golf Course
- 16. Bicentennial Bike Path

- 470m
- 300m
- 2km
- 2.4km
- 3km
- 3.4km
- 1.6km
- 1.4km
- 1.5km
- 1.1km
- 1.4km
- 1.2km
- 1.2km
- 550m
- 4km
- 320m

- 17. Roma Street Parkland
- 18. The Gabba
- 19. Treasury Casino
- 20. Victoria Park
- 21. Milton Park
- 22. Roy Emmerson Tennis Centre
- 23. Gregory Park
- 24. Cinebar Rosalie Village

- 1.3km
- 3.5km
- 1.7km
- 1.7km
- 500m
- 500m
- 600m
- 900m

## Dining & Retail

- 25. Park Road Precinct
- 26. Eagle Street Pier
- 27. The Davies Park Market
- 28. Newstead Brewing Co
- 29. Caxton Street Precinct
- 30. Rosalie Village
- 31. Milton Village
- 32. XXXX Brewery
- 33. Regatta Hotel
- 34. Toowong Shopping Village
- 35. Indooroopilly Shopping Centre
- 36. Queen Street Mall
- 37. Milton Markets
- 38. Howard Smith Wharfs
- 39. James Street Precinct
- 40. West End Markets
- 41. The Barracks Shopping Centre

- 200m
- 2.4km
- 1km
- 480m
- 840m
- 920m
- 350m
- 100m
- 1.7km
- 2.1km
- 4.5km
- 1.7km
- 190m
- 3km
- 3.5km
- 900m
- 800m

- 42. Bunker Coffee
- 43. La Dolce Vita Ristorante
- 44. Tognini's Cafe Deli
- 45. Warehouse 25 Bar
- 46. Rosalie Gourmet Market
- 47. Banette
- 48. Whisk & Ladle Cafe
- 49. Gambaro Seafood Restaurant
- 50. Moda Tapas. Brasa. Bar
- 51. Libertine Restaurant & Cocktail Bar

- 35m
- 200m
- 370m
- 300m
- 920m
- 880m
- 30m
- 860m
- 870m
- 835m

## Education

- 52. Brisbane Boys College
- 53. University of Queensland
- 54. QUT Gardens Point Campus
- 55. QUT Kelvin Grove
- 56. St Josephs College Gregory Terrace
- 57. Milton State School
- 58. Brigidine College
- 59. Holy Family Primary School
- 60. Toowong State School
- 61. Somerville House
- 62. All Hallows' School
- 63. Brisbane Grammar School
- 64. Brisbane State High School

- 2.6km
- 3km
- 2.4km
- 2km
- 2.3km
- 730m
- 4.3km
- 4.3km
- 2.1km
- 2.4km
- 2.8km
- 1.4km
- 1.6km

## Transport & Healthcare

- 65. The Wesley
- 66. St Andrews War Memorial Hospital
- 67. QLD Children's Hospital & Mater Hospital
- 68. Milton Ferry Terminal
- 69. Milton Train Station
- 70. Go-Between Bridge
- 71. Bus Station
- 72. Legacy Way
- 73. Brisbane Airport

- 1.2km
- 1.7km
- 2.6km
- 460m
- 80m
- 520m
- 74m
- 770m
- 12.6km

## Infrastructure

- 74. Queens Wharf
- 75. Brisbane Live
- 76. Victoria Park
- 77. Cross River Rail
- 78. Brisbane Metro
- 79. Toowong Green Bridge

- 1.7km
- 1.3km
- 2km
- 1.3km
- 1.4km
- 2.1km

A photograph of the Suncorp Stadium exterior. The building is a modern, multi-story structure with a white facade. The word "SUNCORP" is prominently displayed in large, dark, three-dimensional letters on a white horizontal band. The stadium is surrounded by lush greenery, including several tall palm trees and smaller bushes in the foreground. The sky is clear and blue.

**SUNCORP**

A modern luxury lifestyle address







## DESIGN

### An elegant and timeless urban edge

We are proud to partner with award-winning design firm BDA Architecture to create a modern luxury lifestyle address that reflects Milton's reputation as one of Brisbane's most dynamic and adored locales.

The building's form is clean, elegant, and highly considered to add visual value and stand the test of time. Finishes are robust and selected for their sustainable qualities.

Abundant landscaping is incorporated into the ground plain and continues up the building to soften the built form. At the same time, a striking feature podium adds visual interest.

 IN PROUD PARTNERSHIP WITH 



THE  
MANNING  
BY M&P A/C

manning cafe

RECEPTION >



## SUSTAINABILITY

### A considered approach to developing our future

We are incredibly mindful of the footprint we leave behind, not just on communities but also on the environment.

Our sustainability journey is about continuing to broaden our focus on every detail of the design and development process. We are constantly evolving our approach to optimise our properties' environmental efficiencies.

Fundamentally, our approach is authentic, meaningful, and measurable. It is a holistic one that looks at sustainability from a social, economic, and environmental perspective.

As a Mosaic Property Group Sustainable Development, The Manning by Mosaic features a far-reaching range of initiatives that follow the same core principles of UDIA's 6 Leaf EnviroDevelopment Certification.

The end result is a collection of homes that are not only beautiful, but are designed to be friendlier to the environment and the community for many years to come.



*Artist impression only. The final product may differ. Landscaping indicative only. Refer to back page.*





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## AMENITY

### Health, wellness, and community

The Manning is a multi-sensory experience focussed on helping you live your dream life. Not simply a collection of beautiful homes, it is a vibrant lifestyle destination.

Residents will benefit from a generous array of hotel-style amenities, including gymnasium, sauna, and a spectacular rooftop recreation level with pool, outdoor cinema, relaxation lawn, barbeques, dining and seating areas, and breathtaking city and river views.

Premium ground floor retail will also create the opportunity to cultivate a sense of community within the building and the wider local area.







## INTERIORS

### An aspirational way of life

The Manning's generous and meticulously designed interiors exemplify quality, authenticity and craft, resulting in distinctively refined yet comfortable living.

Interiors flow seamlessly onto oversized balconies, providing an ideal integrated indoor-outdoor haven to relax or entertain in maximum style.

Full-height windows and doors welcome abundant natural light, breezes, and views deep into living spaces, cultivating an aspirational way of life.



Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom apartment on level 21 with upgrades (sheer curtains).



Artist impression only. The final product may differ. Refer to back page. Image shows a 2-bedroom apartment on level 10 with upgrades (sheer curtains, 40mm reconstituted stone to island and backbench, reconstituted stone to splash back and pendant).





Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom apartment on level 21 with upgrades (sheer curtains, 40mm reconstituted stone to island, backbench and pantry, reconstituted stone to splash back, pendent and integrated fridge / freezer).



Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom master bedroom on level 21 with upgrades (sheer curtains).



Artist impression only. The final product may differ. Refer to back page. Image shows a 2-bedroom ensuite.

An rich and fulfilling lifestyle



**MILTON  
BREWERY**

## LIFESTYLE

### A thriving riverside destination

Nestled in Brisbane City's friendly inner-west, Milton is home to numerous businesses and residents. Boasting one of Brisbane's top 10 walk scores, its benefits are too many to count.

A great area to grab a coffee, bite, or an after-work drink on iconic Park Road, Milton's sporting ties make it extra special with Suncorp Stadium and the Roy Emmerson Tennis Centre.

Residents can conveniently work and play close to home. Being a transit-oriented community, you can travel by bus, ferry, train, bike, or foot to where you want to go. On top of that is the Bicentennial Bikeway meandering along the river from Toowong into Brisbane City.

An abundance of shady green parks and awe-inspiring historic Queenslanders further shape the area's unique personality - cementing it as one of Brisbane's most distinct and desirable suburbs.





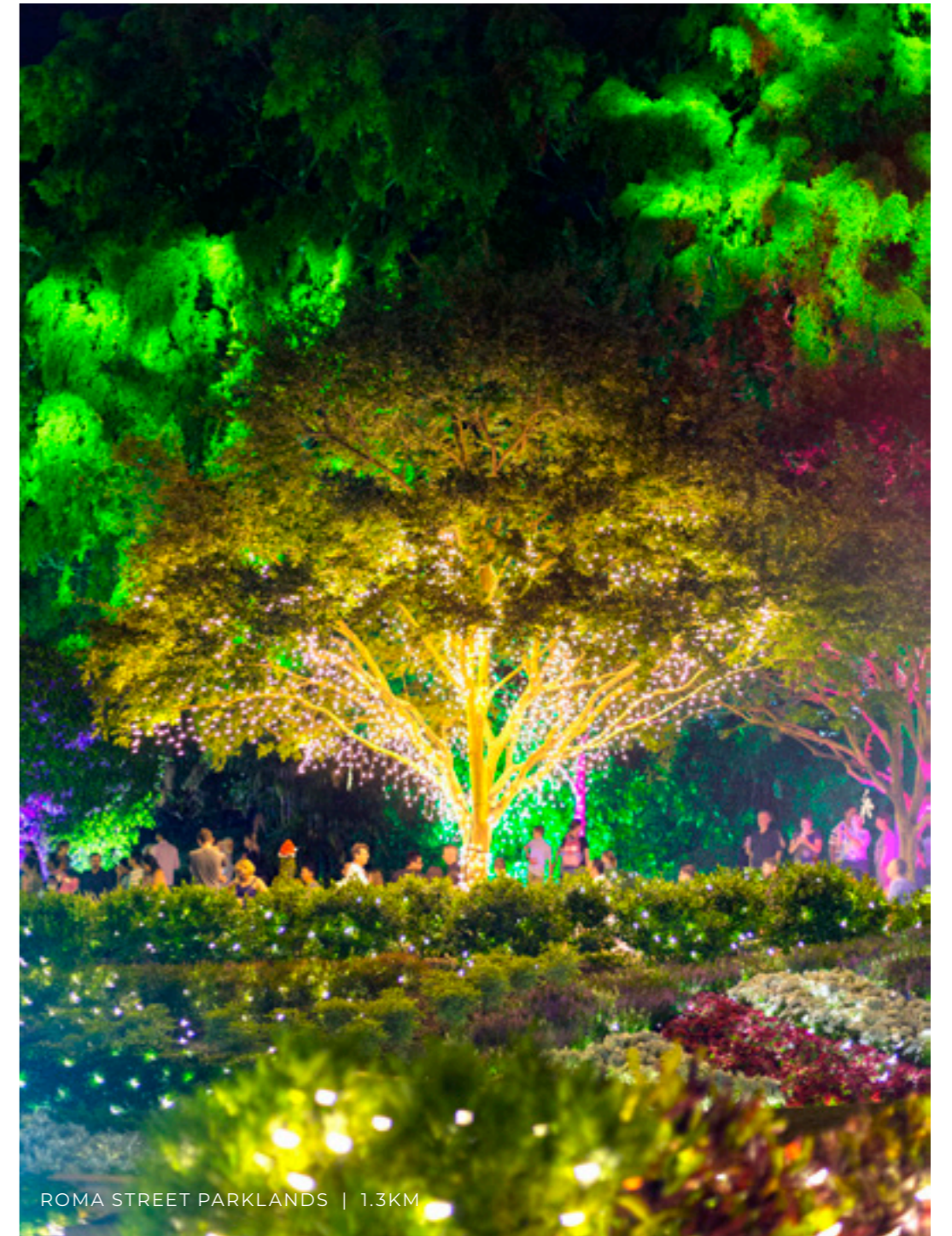
PARKS & RECREATION







PARKS & RECREATION





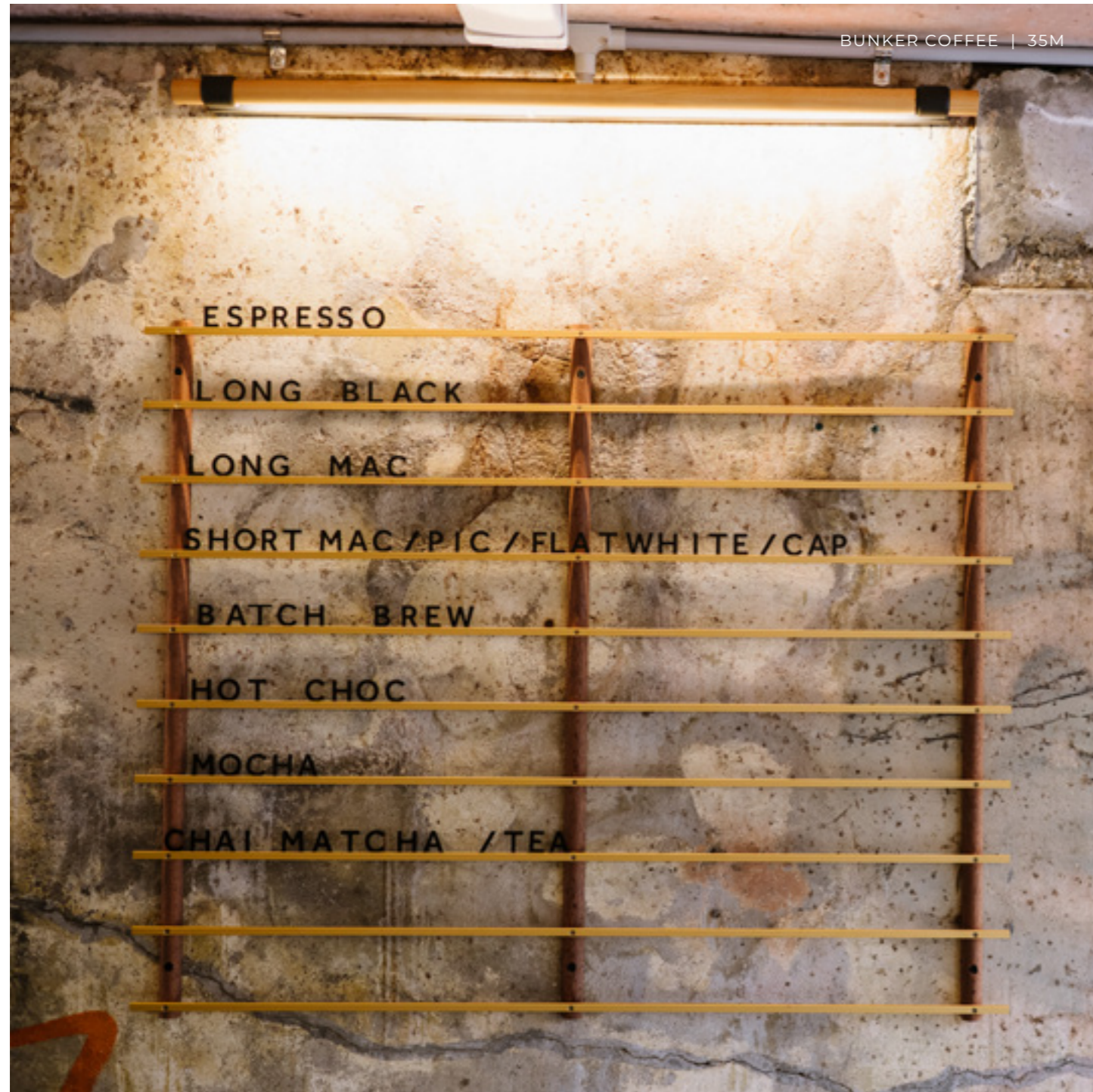


BARS & DINING





BARS & DINING



BUNKER COFFEE | 35M



ANOUK CAFE | 780M



BANETTE | 890M



LA STAZIONE | 100M



LIBERTINE | 840M

LA STAZIONE

A neon sign with the text "LA STAZIONE" is mounted on a brick wall. The sign is illuminated with a warm, reddish-pink glow. The letters are in a stylized, rounded font. The brick wall is made of light-colored bricks with dark mortar. In the upper left corner, there are green ivy leaves with some yellowing, hanging down. The overall scene is dimly lit, suggesting an evening or night setting.



BARS & DINING





RETAIL

ROSALIE GOURMET MARKET | 920M



RETAIL







EDUCATION







URBAN AMENITY





THE  
MANNING

BY MOSAIC

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