

THE
MANNING

BY MOSAIC

33 Railway Terrace, Milton



The Developer



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





The Location





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

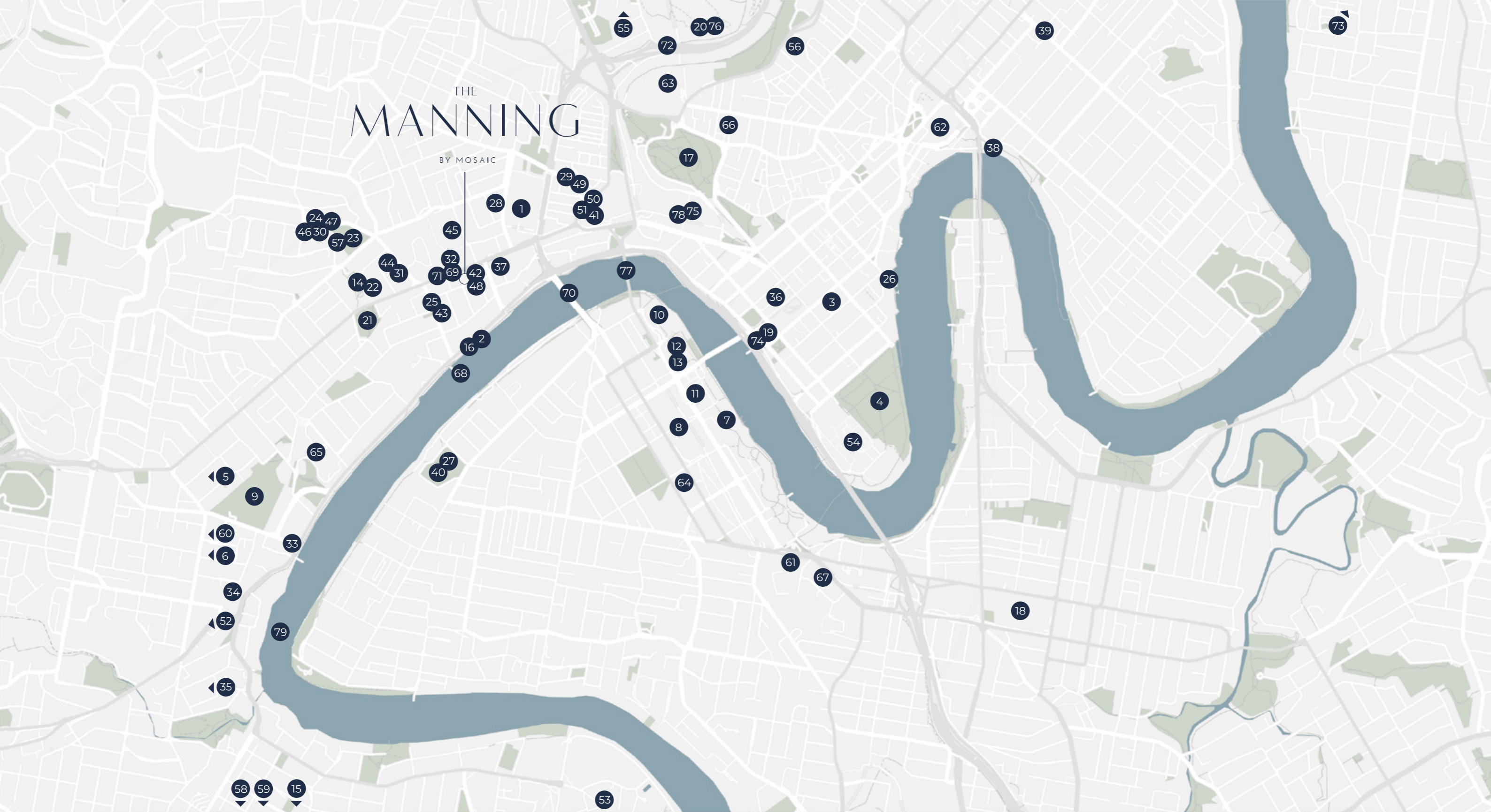
THE GABBA
3.5KM

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
- 2.7km
- 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 Milton Brewery building, a multi-story brick structure. The words "MILTON BREWERY" are prominently displayed in red, bold, sans-serif capital letters on a white horizontal band across the upper part of the building. Above the sign, a tall flagpole holds an American flag. The building's facade is made of reddish-brown bricks. In the foreground, the dark green, out-of-focus leaves of a tree are visible on the right side, partially obscuring the view of the sky. The sky is bright blue with scattered white clouds.

**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



TOOWONG MEMORIAL PARK | 1.5KM



BRISBANE BOTANIC GARDENS | 3KM



MILTON MARKETS | 190M



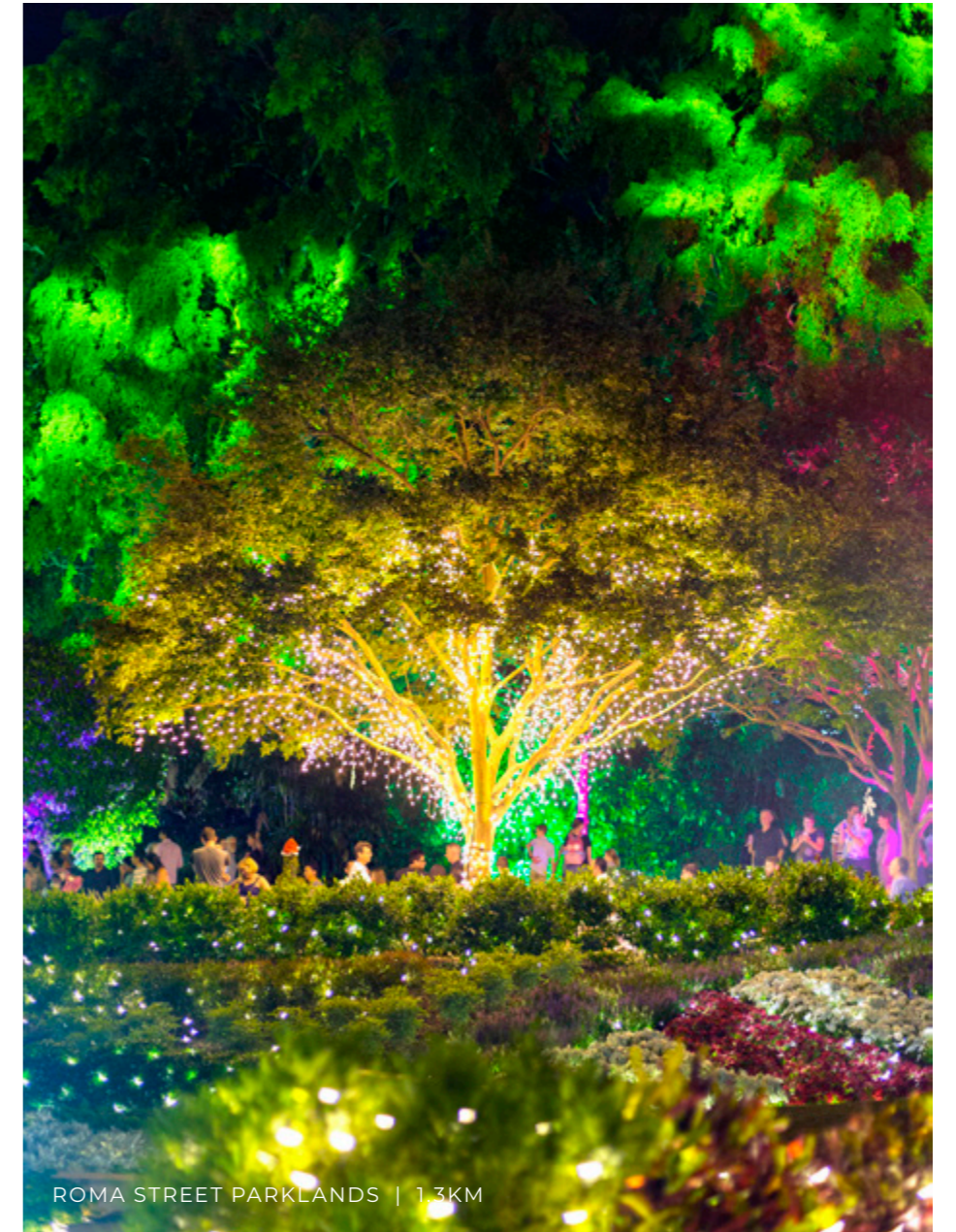
GREGORY PARK | 600M



QAGOMA | 1.1KM



PARKS & RECREATION





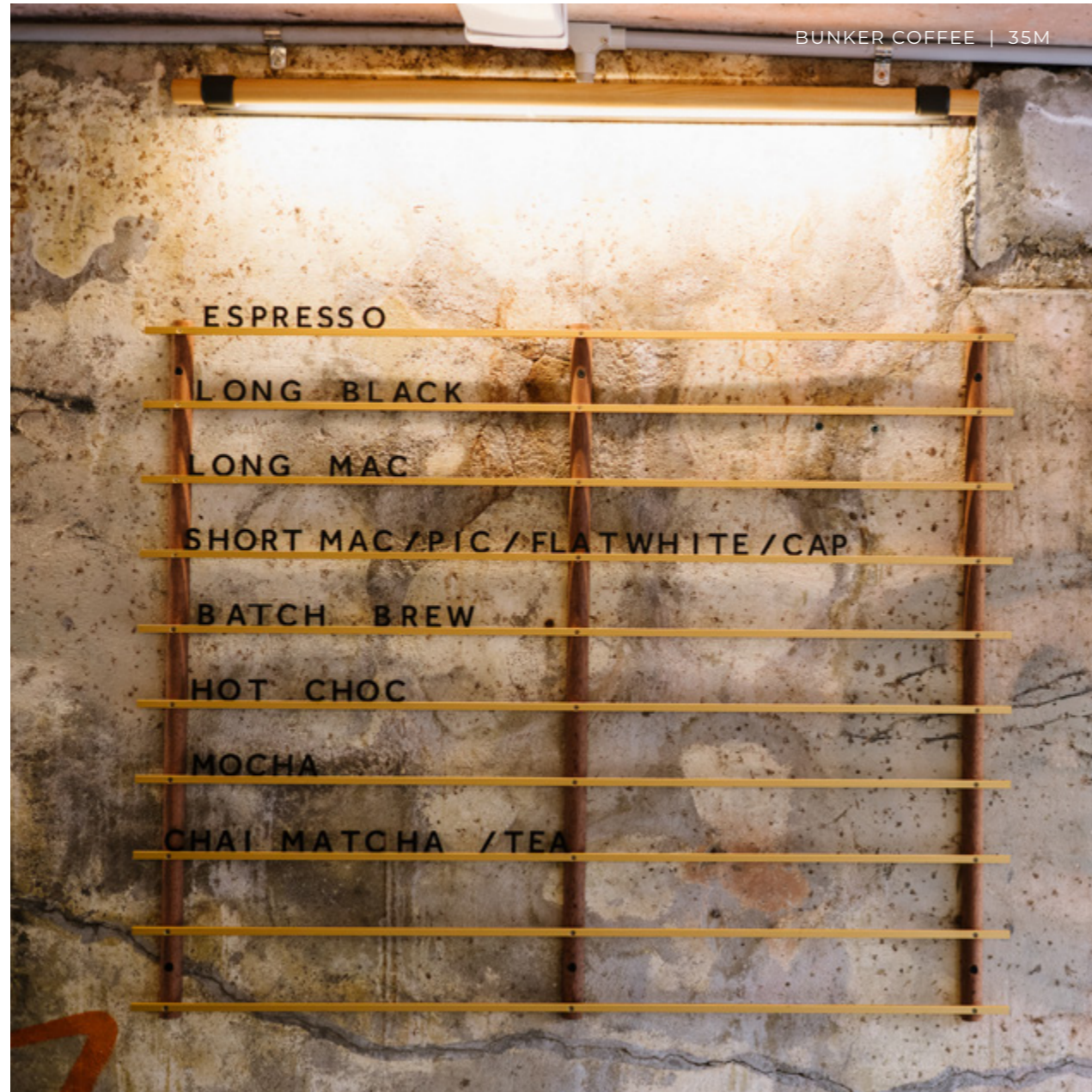


BARS & DINING





BARS & DINING



BUNKER COFFEE | 35M



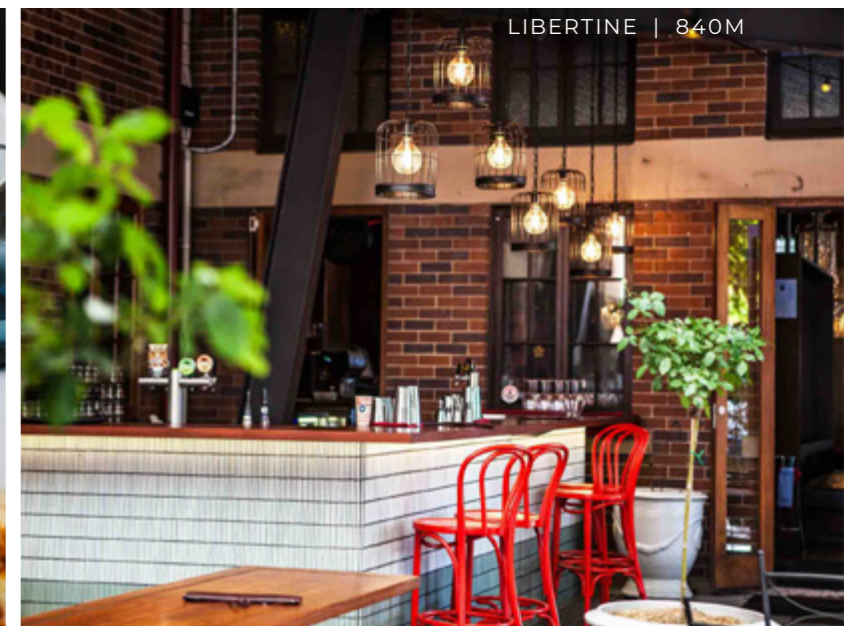
ANOUK CAFE | 780M



BANETTE | 890M



LA STAZIONE | 100M



LIBERTINE | 840M

LA STAZIONE



BARS & DINING





RETAIL

ROSALIE GOURMET MARKET | 920M



RETAIL







EDUCATION





URBAN AMENITY



The Design



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.

A handwritten signature in black ink that reads "Brook". The signature is fluid and cursive.

BROOK MONAHAN
FOUNDER & MANAGING DIRECTOR







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 



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.





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

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 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.

The Floor Plates

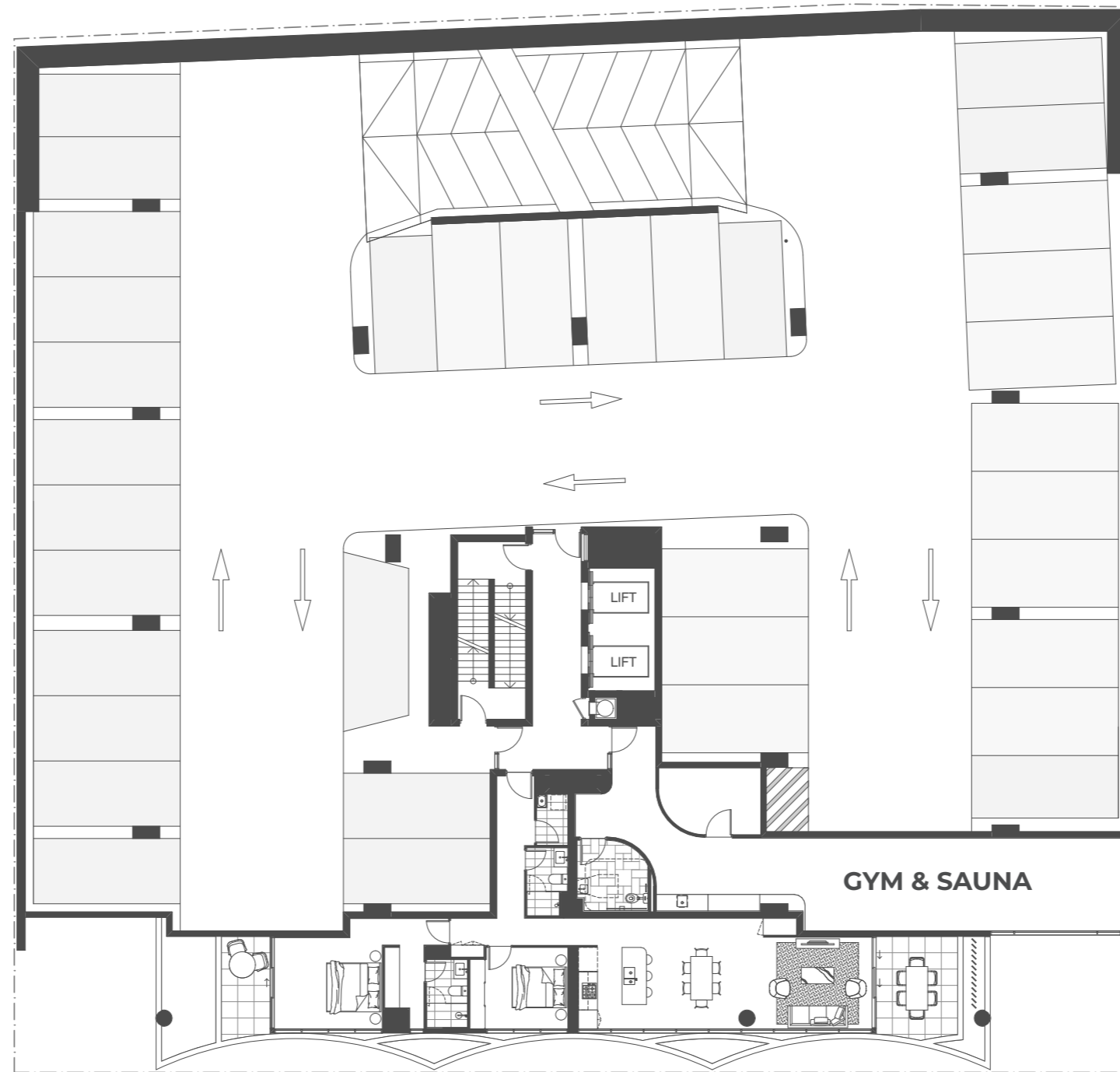


Ground Floor



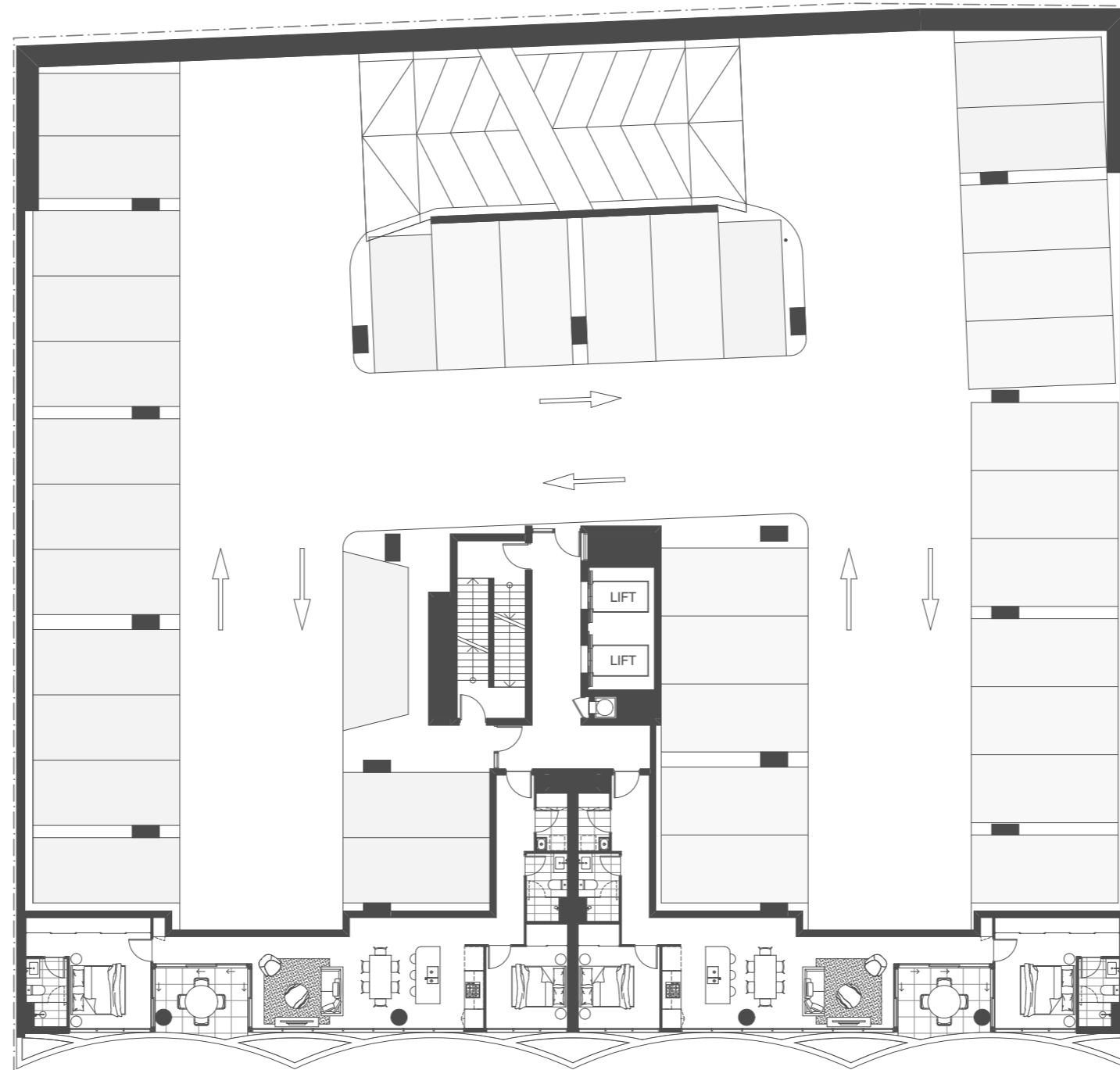
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Level 2



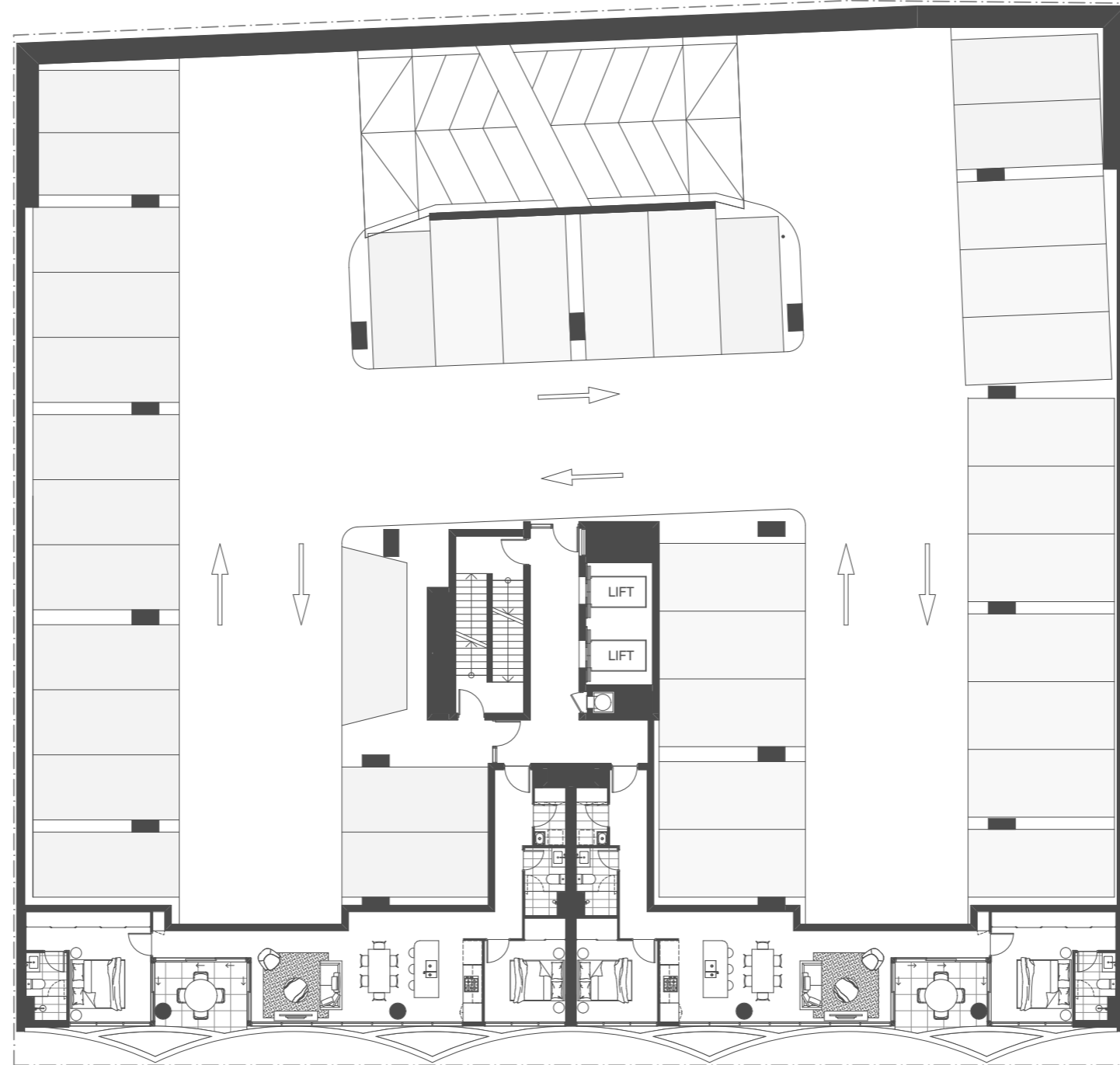
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Level 3



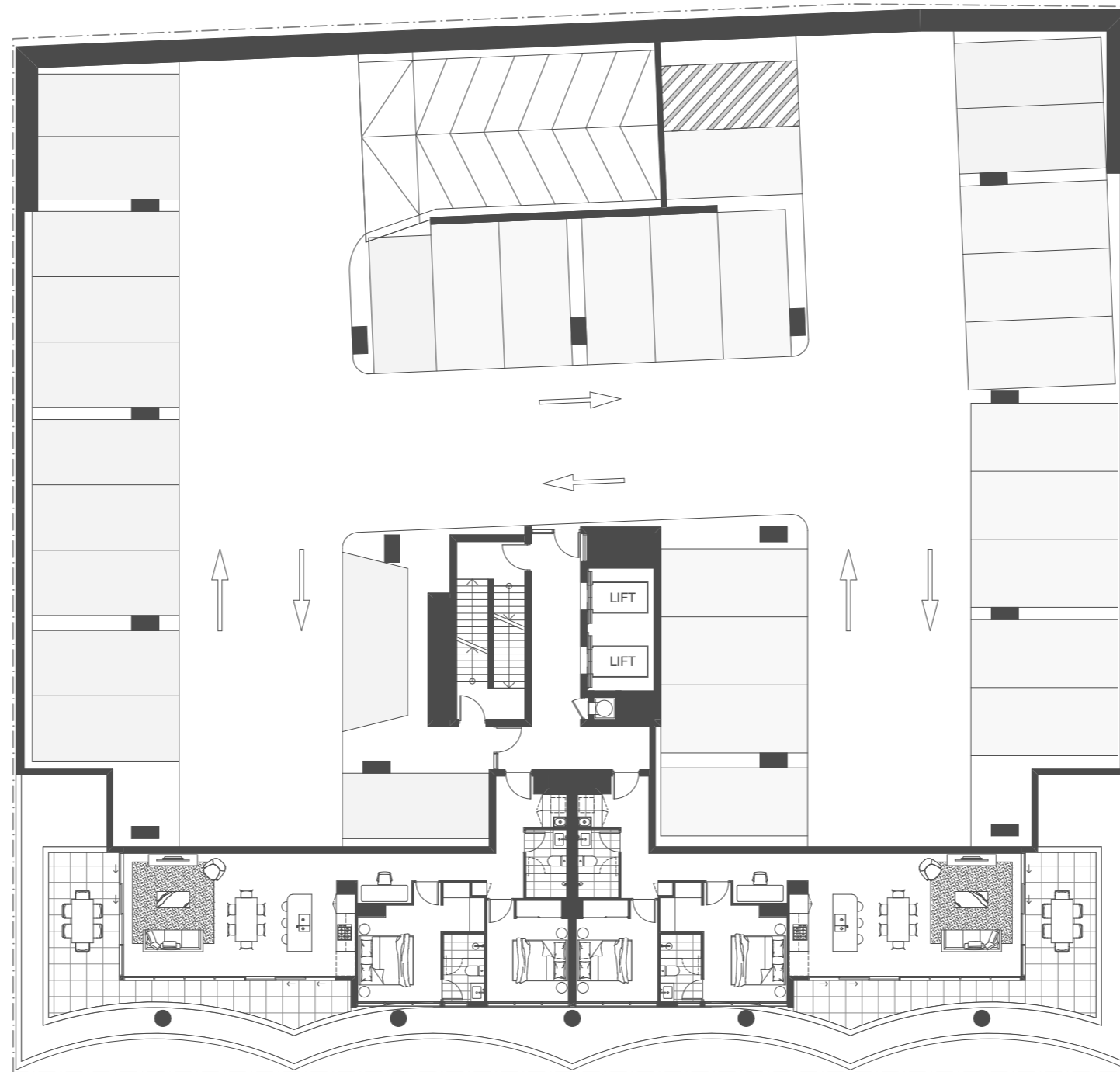
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Level 4



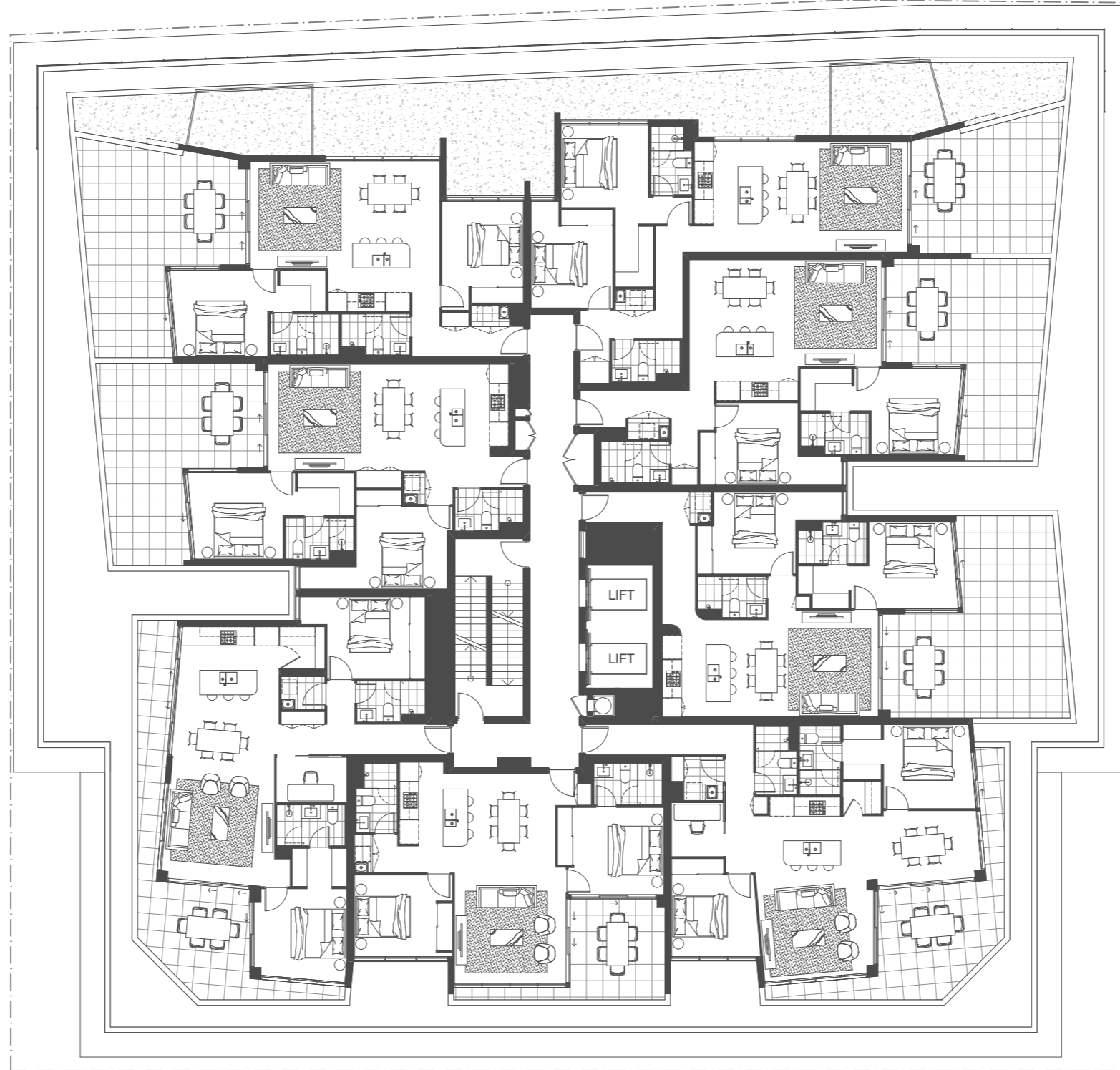
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Level 5



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Level 6



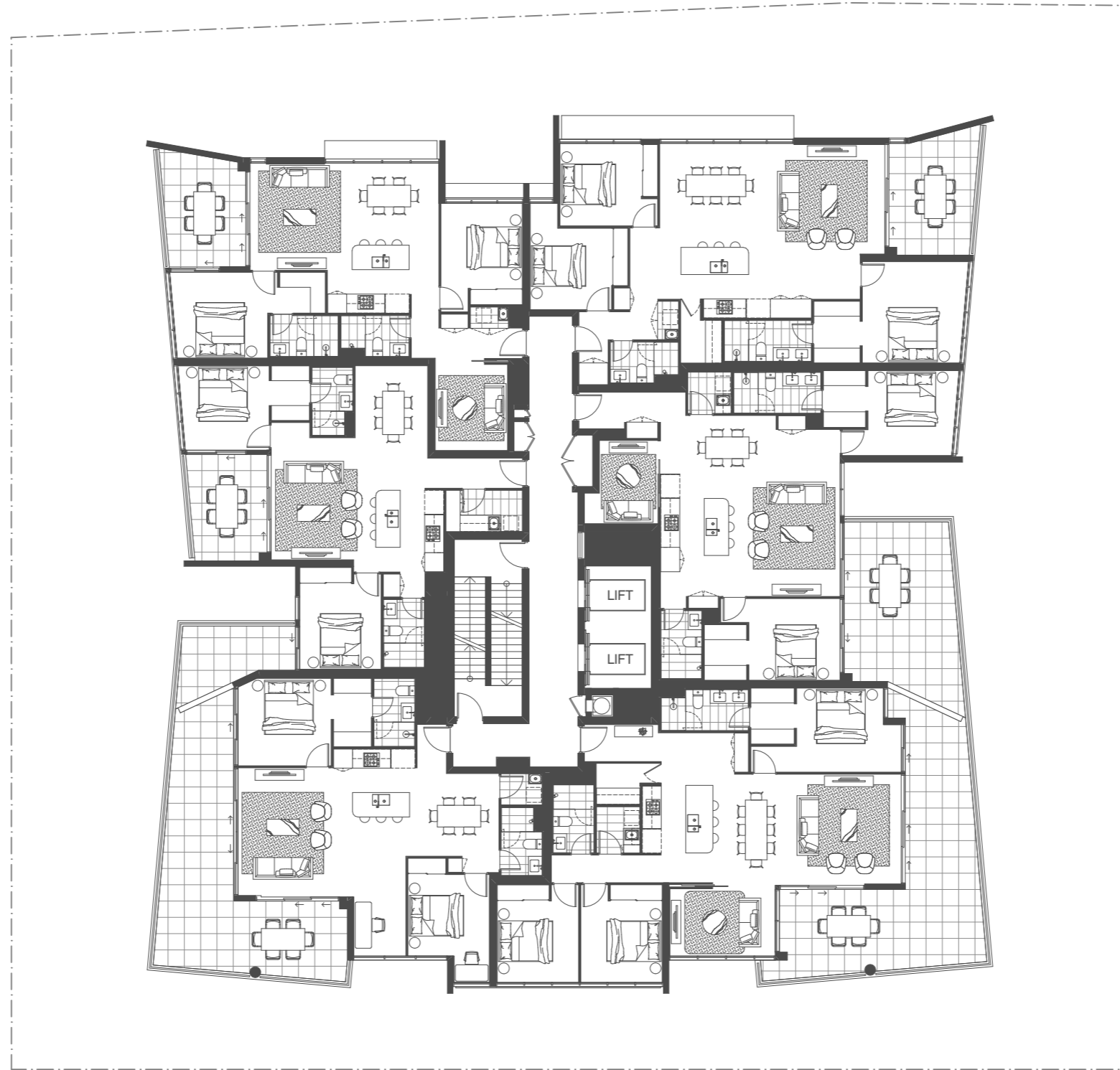
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Levels 7 - 10



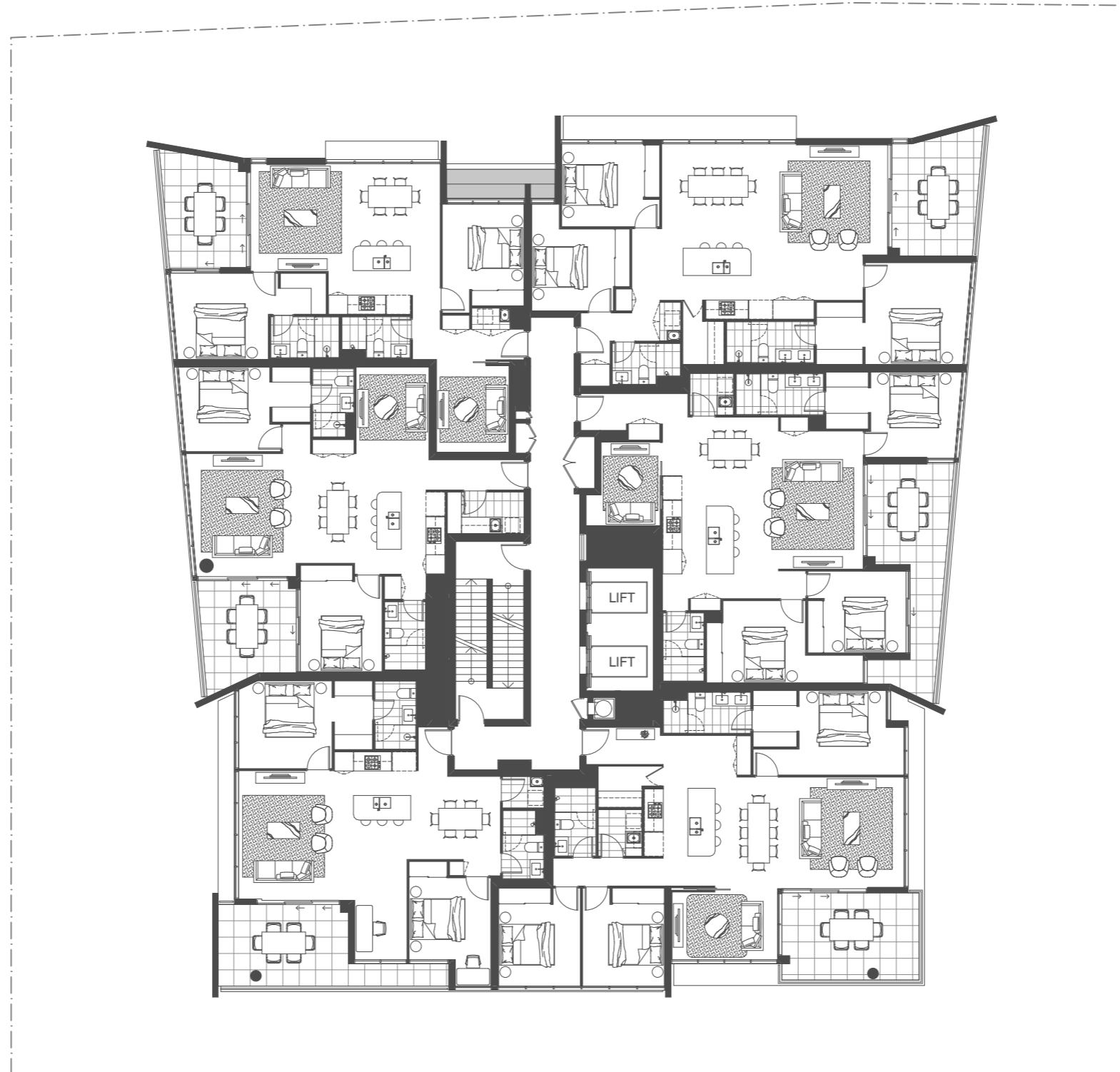
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Level 11



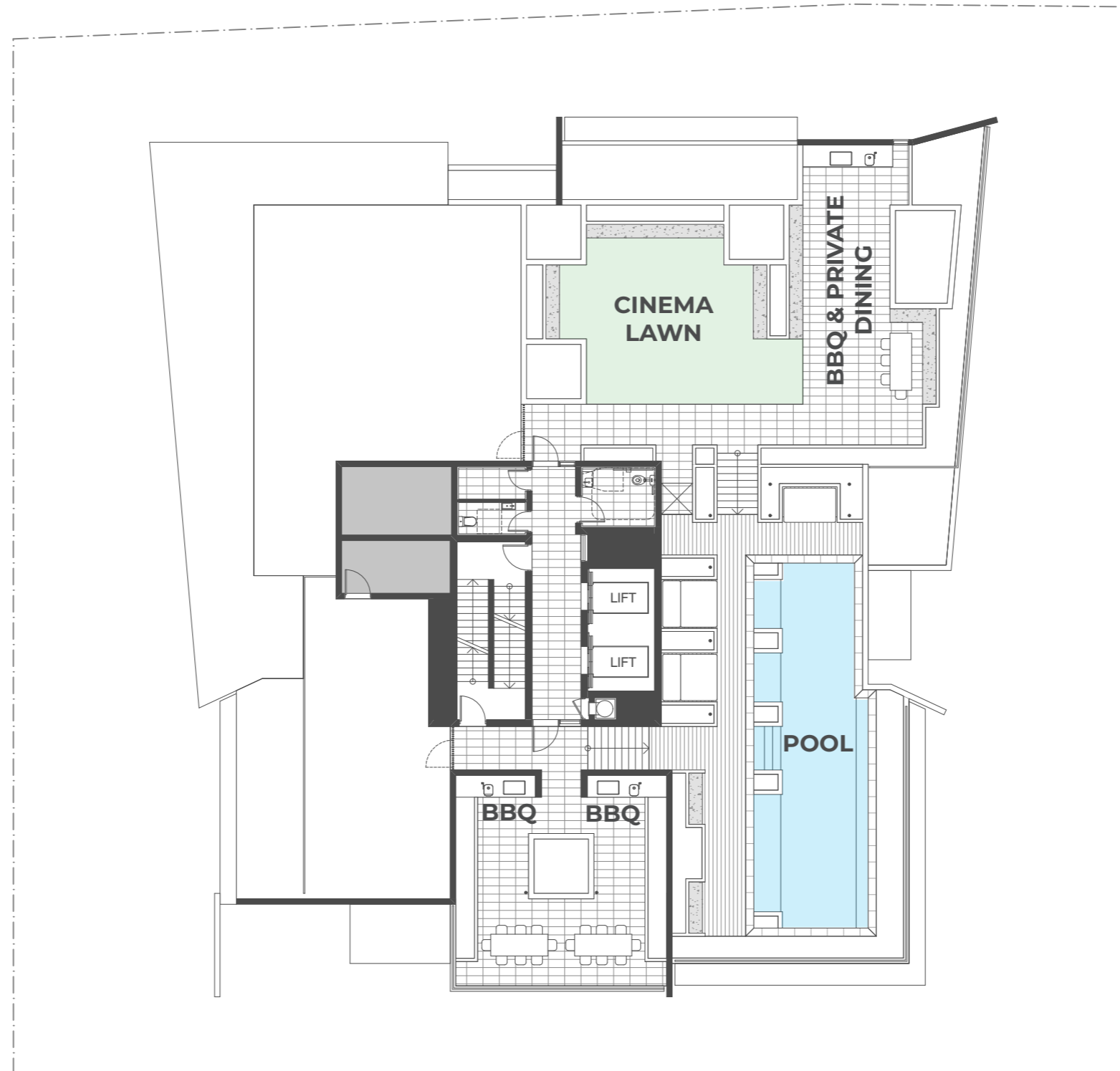
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Levels 12 - 21



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Rooftop



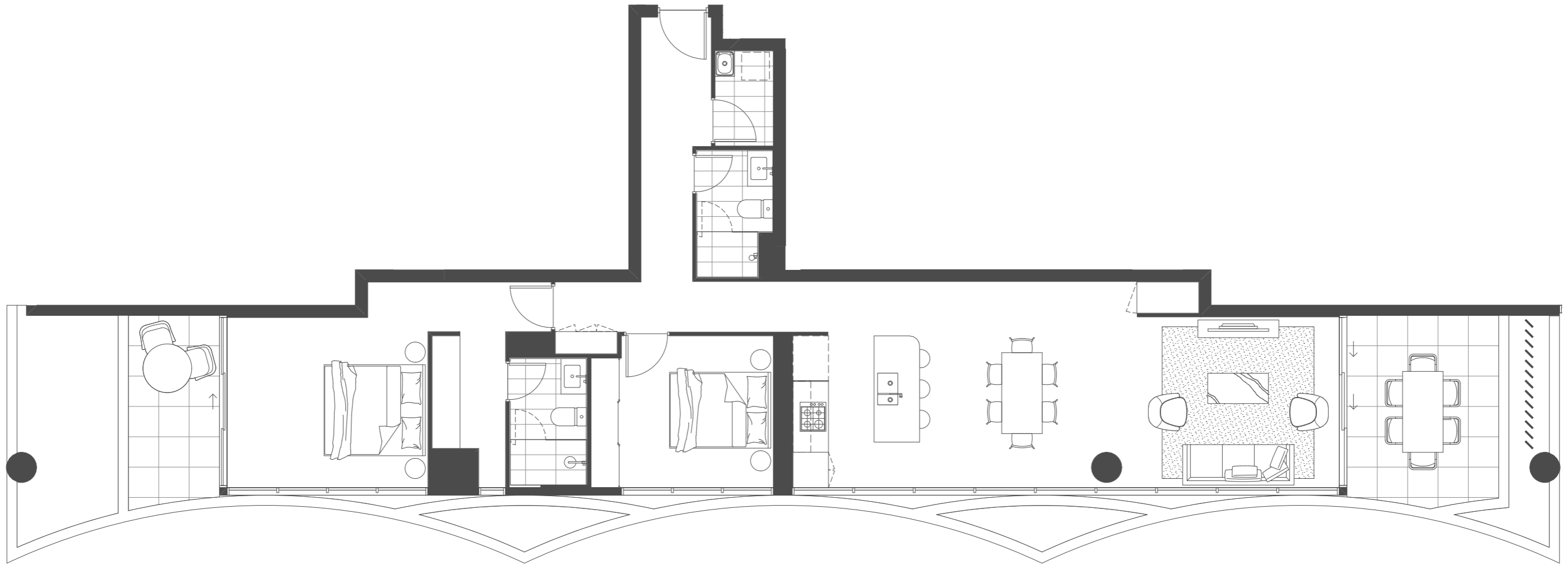
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A photograph of the Suncorp Stadium building, featuring a large white sign with the word "SUNCORP" in dark, bold, sans-serif capital letters. The building has a modern, angular design with a dark brown upper section and a white lower section. The scene is framed by lush green palm trees in the foreground and background, set against a clear blue sky.

SUNCORP

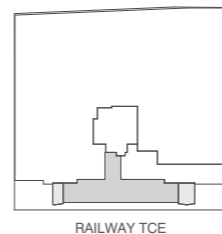
The Floor Plans



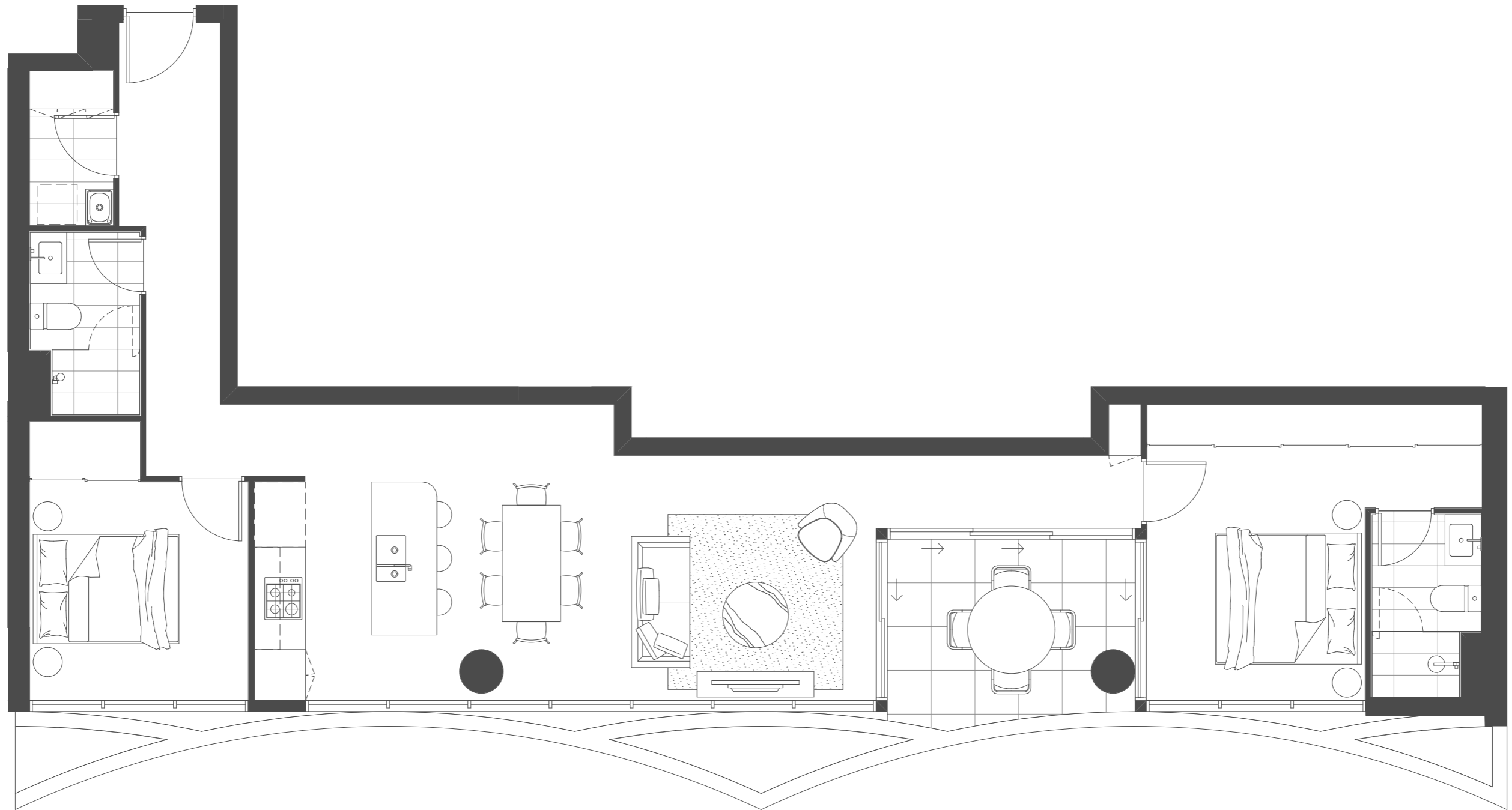


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	106 sqm
External Area	20 sqm

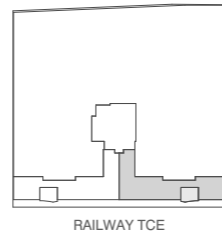


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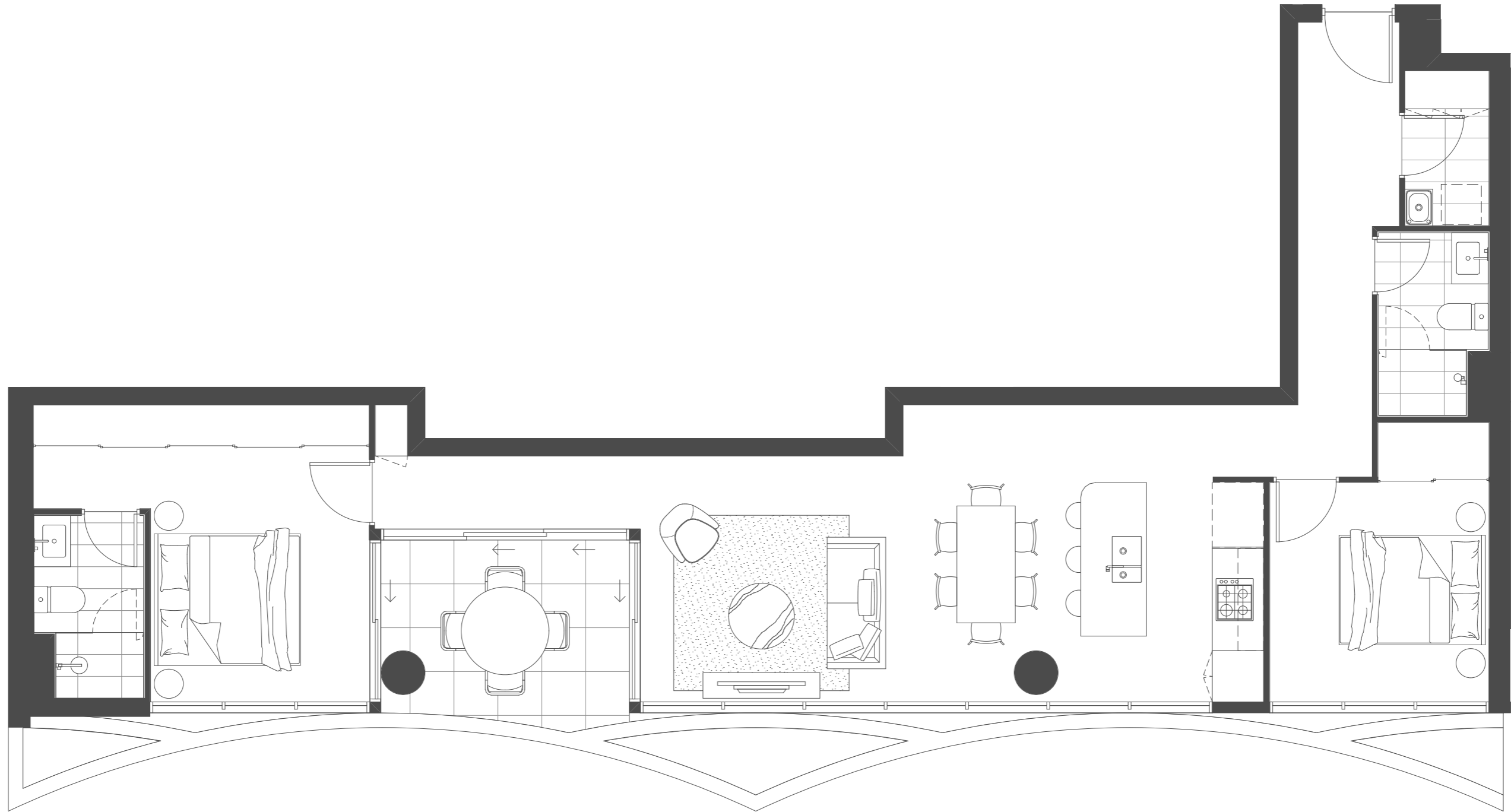


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	89 sqm
External Area	9 sqm

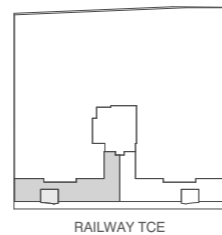


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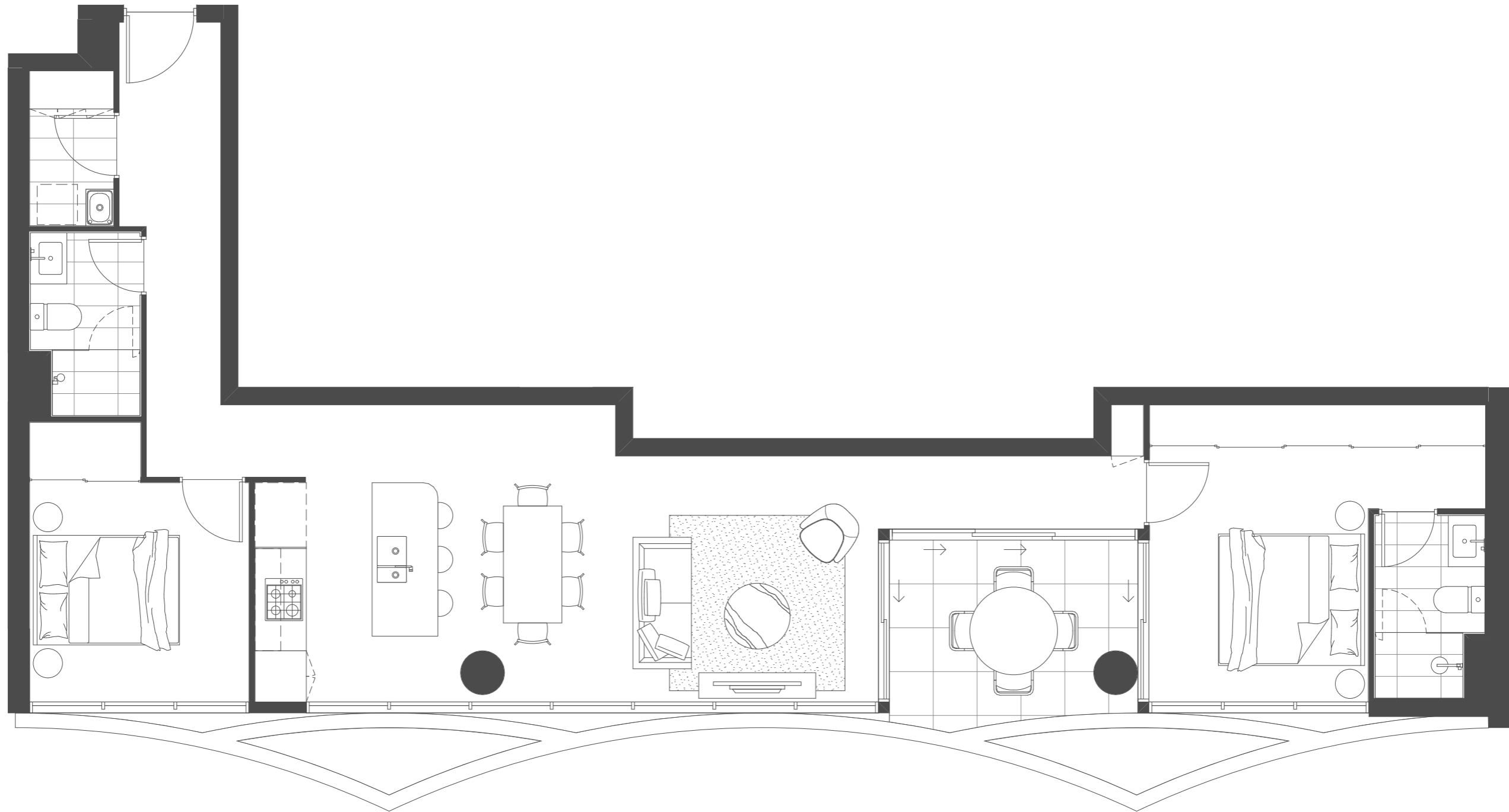


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	89 sqm
External Area	9 sqm

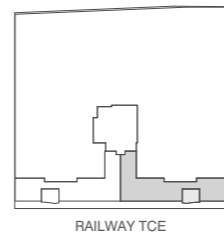


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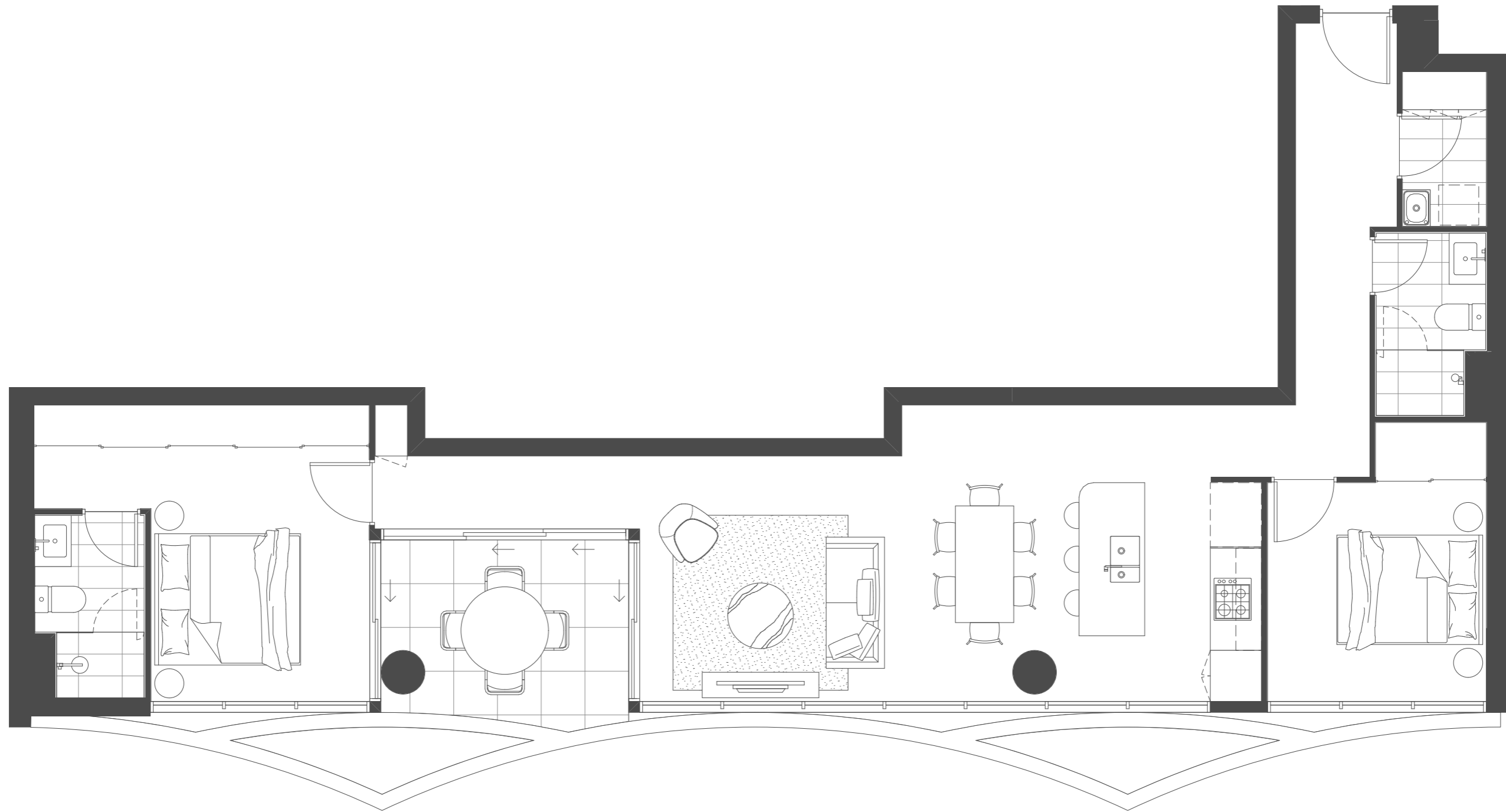


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	89 sqm
External Area	9 sqm

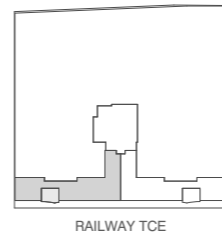


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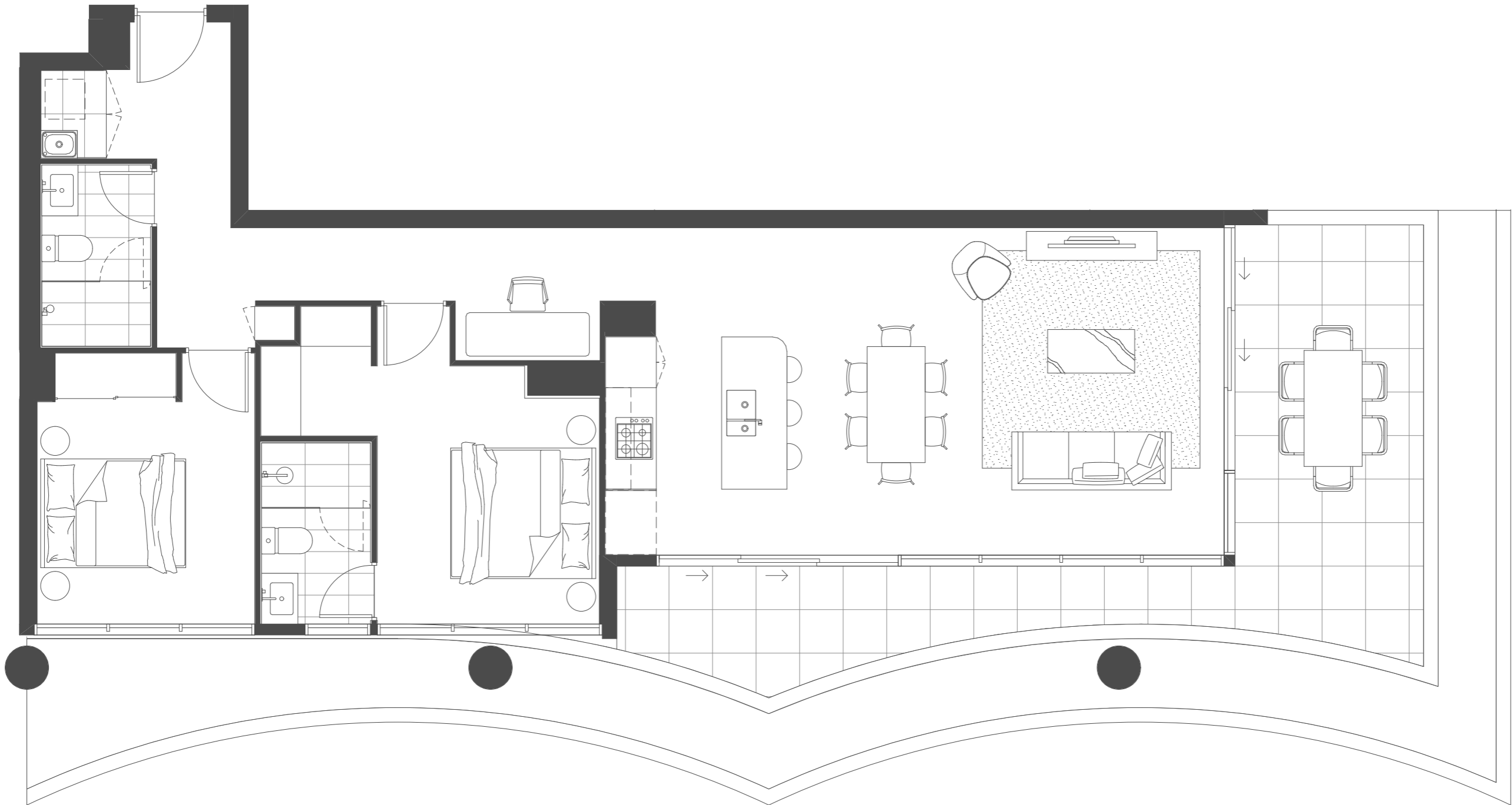
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	89 sqm
External Area	9 sqm



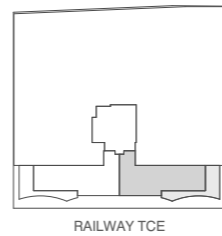
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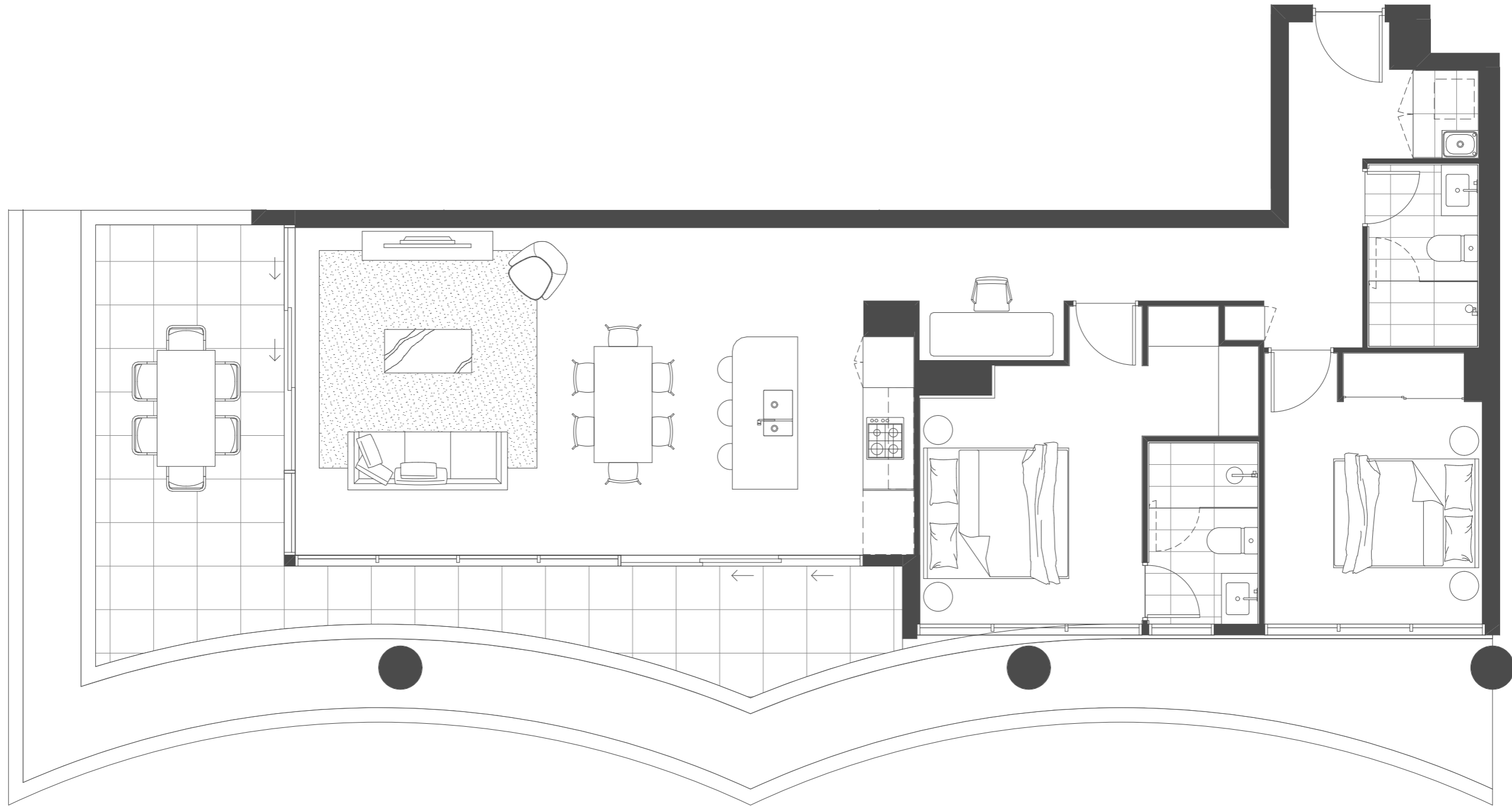


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	94 sqm
External Area	28 sqm

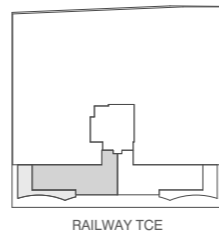


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Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	94 sqm
External Area	28 sqm

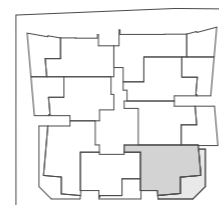


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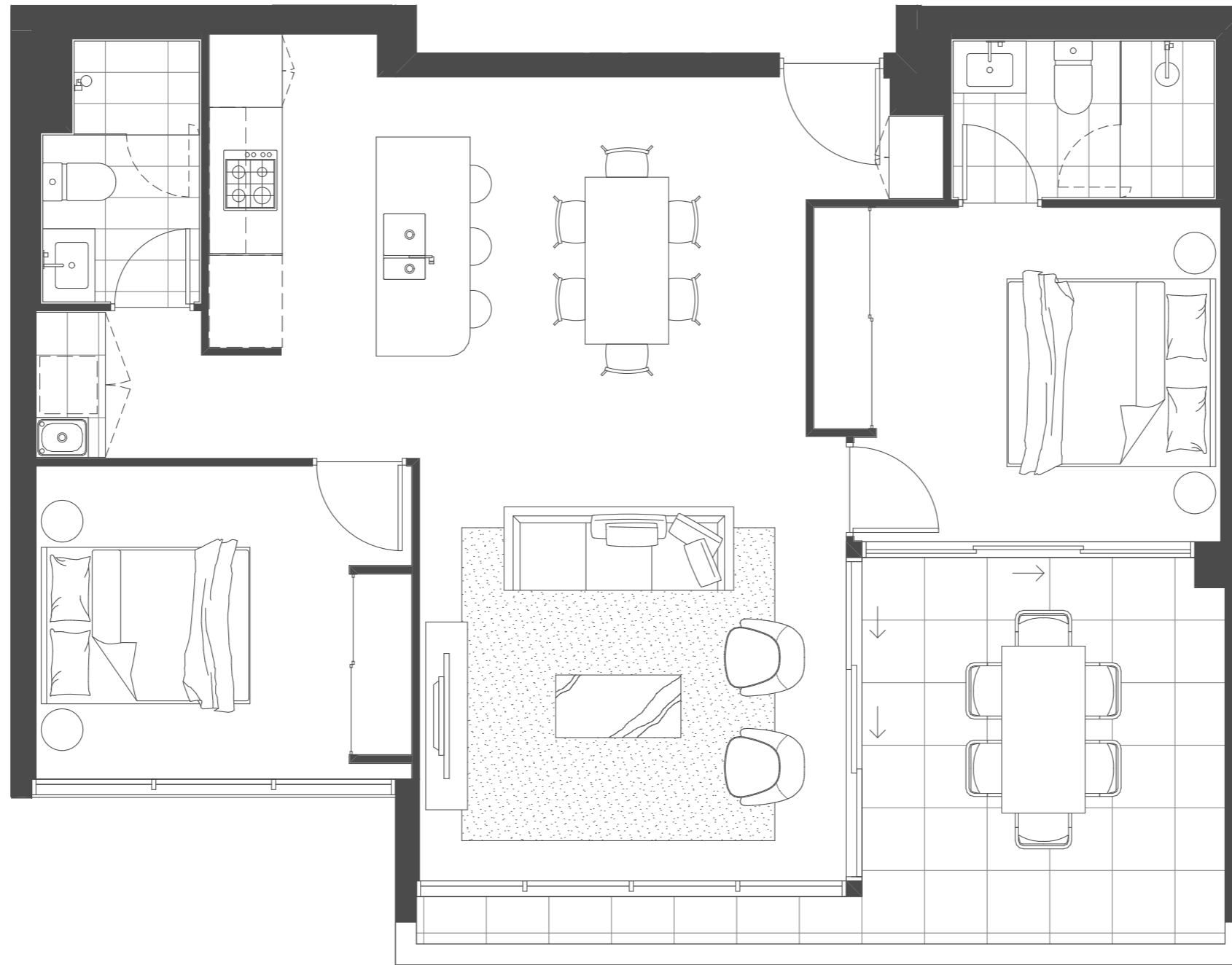
Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

Internal Area	96 sqm
External Area	27 sqm



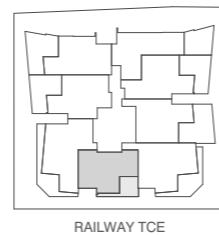
RAILWAY TCE

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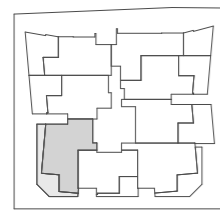
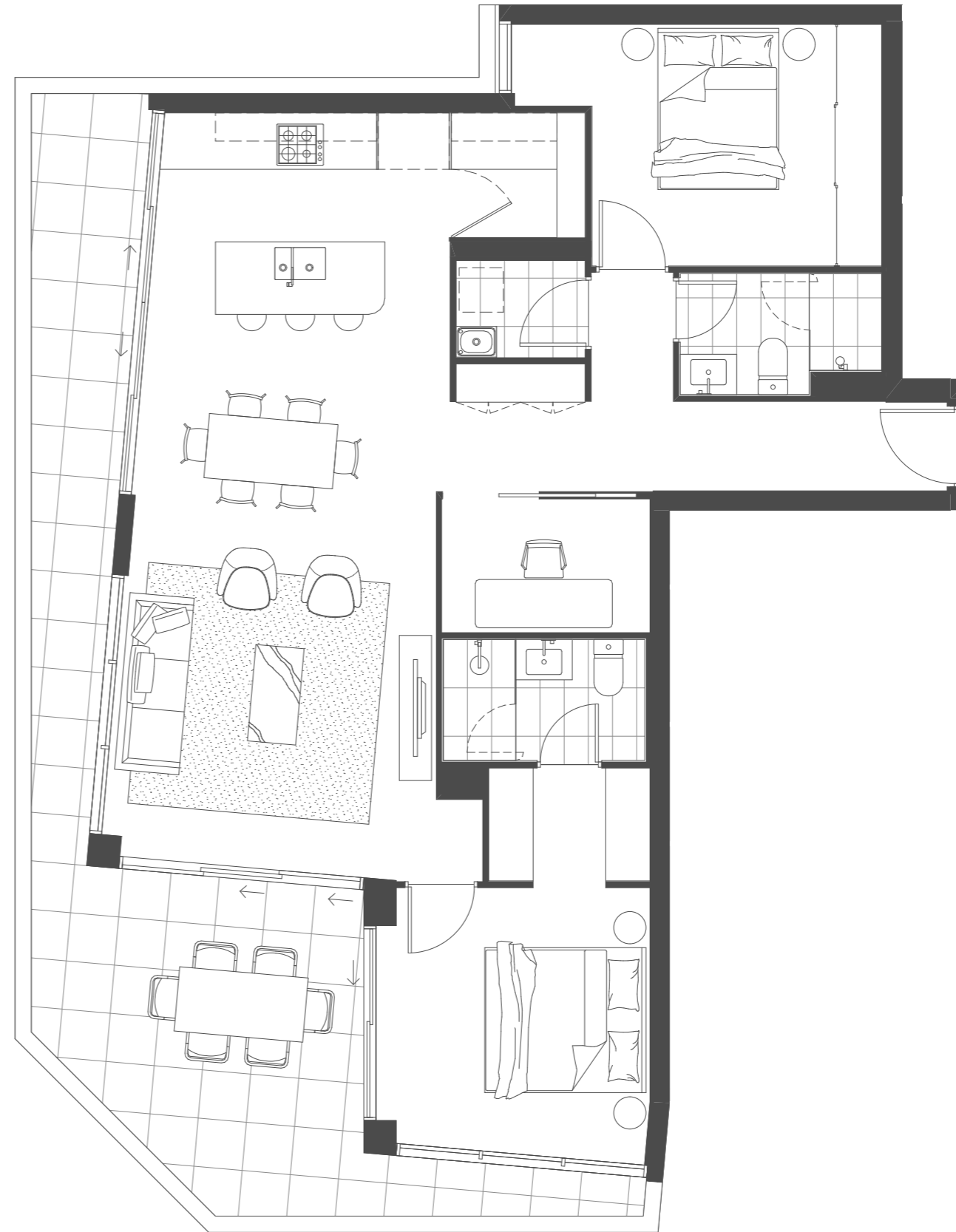
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	80 sqm
External Area	17 sqm



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RAILWAY TCE

Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

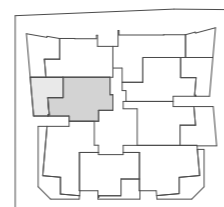
Internal Area	97 sqm
External Area	31 sqm

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Bedrooms	2
Bathrooms	2
Car Spaces	1

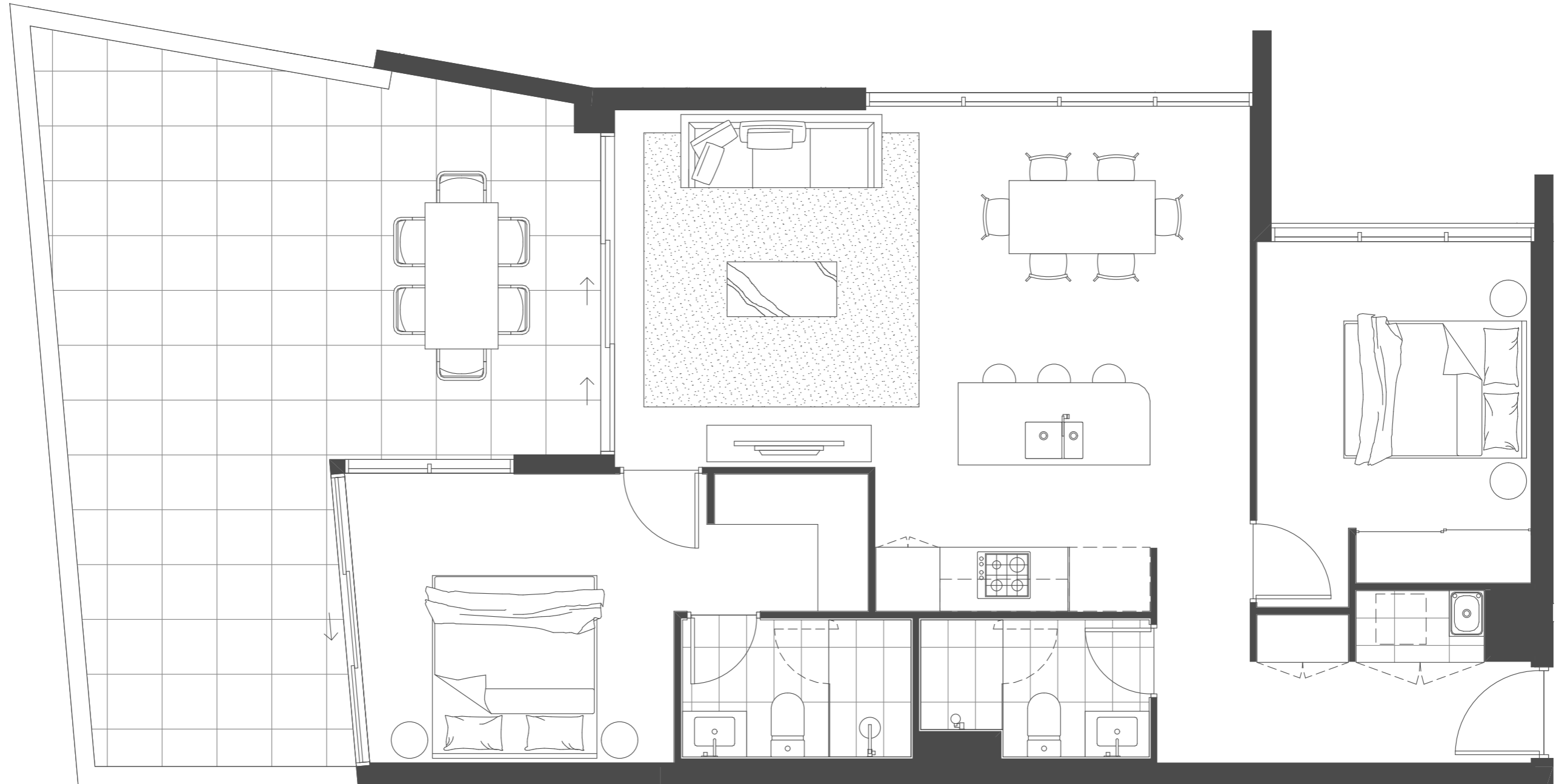
Internal Area	82 sqm
External Area	36 sqm



RAILWAY TCE

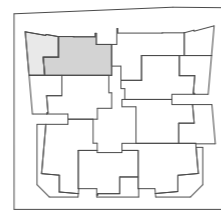
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

605



Bedrooms	2
Bathrooms	2
Car Spaces	1

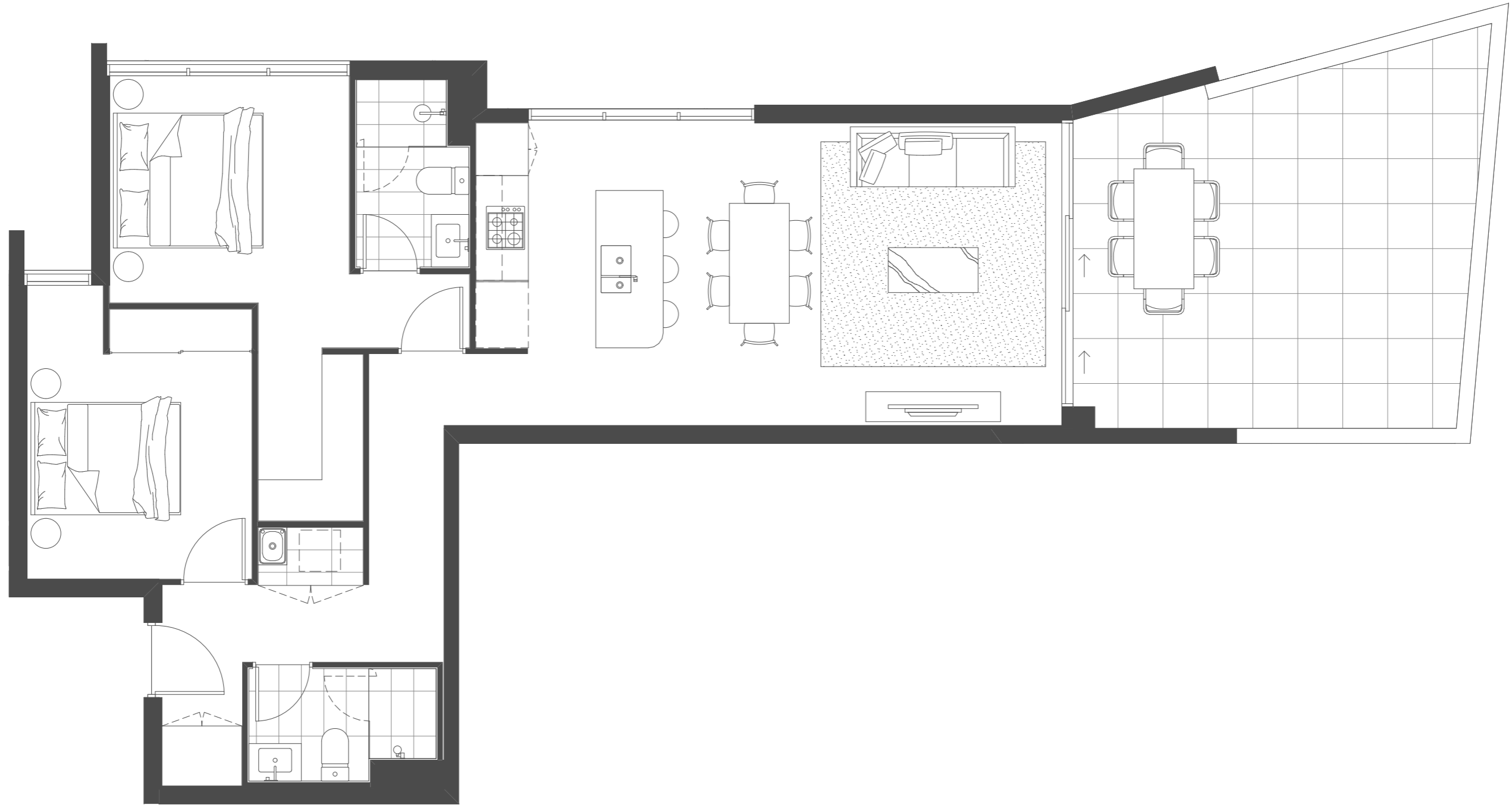
Internal Area	81 sqm
External Area	38 sqm



RAILWAY TCE

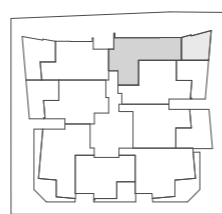
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

606



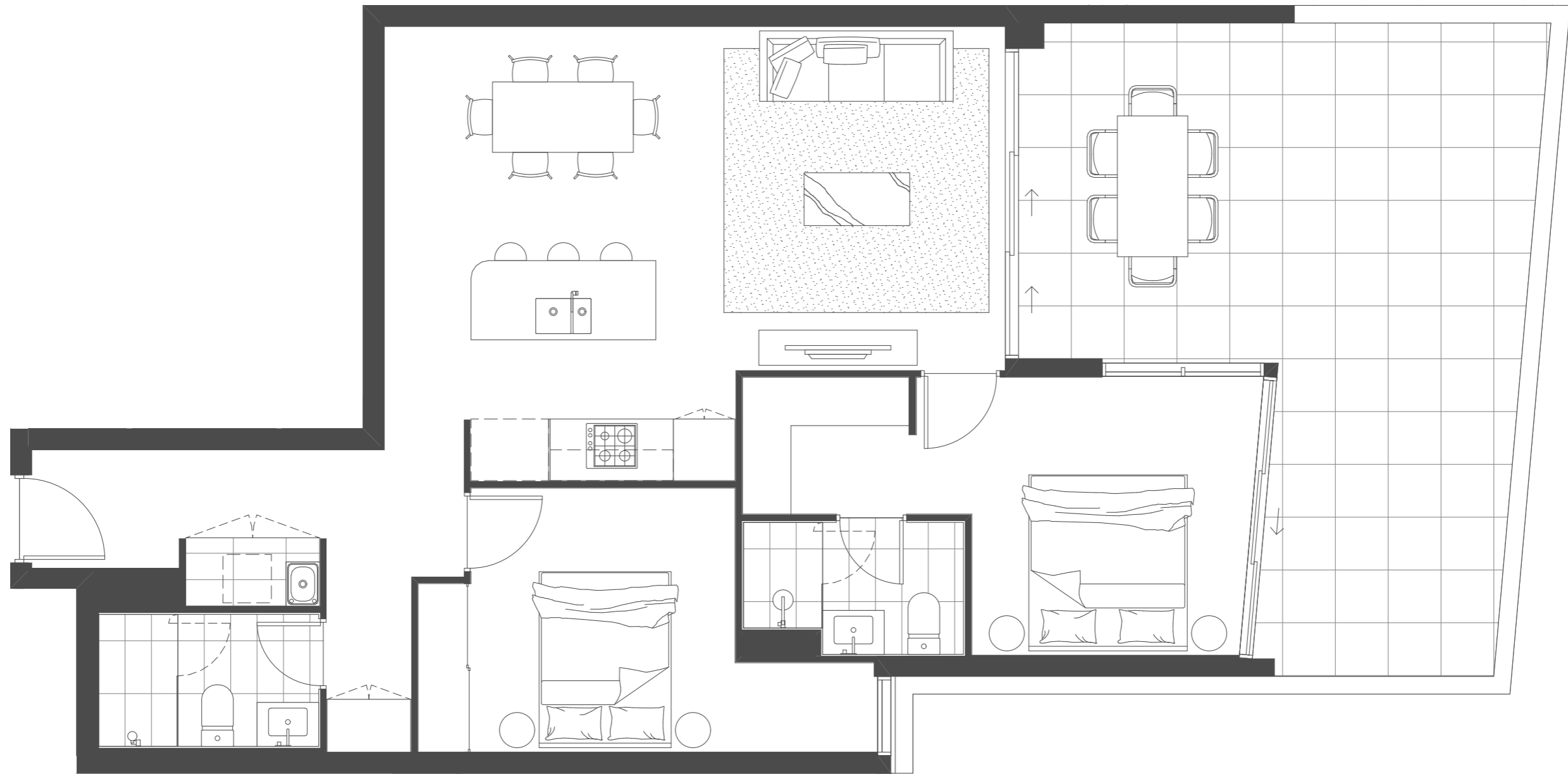
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	84 sqm
External Area	27 sqm



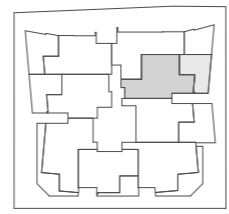
RAILWAY TCE

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Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	83 sqm
External Area	35 sqm



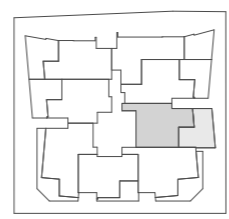
RAILWAY TCE

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Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	82 sqm
External Area	41 sqm



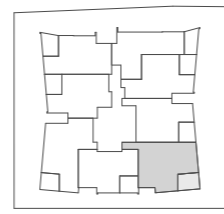
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

701-1001



Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

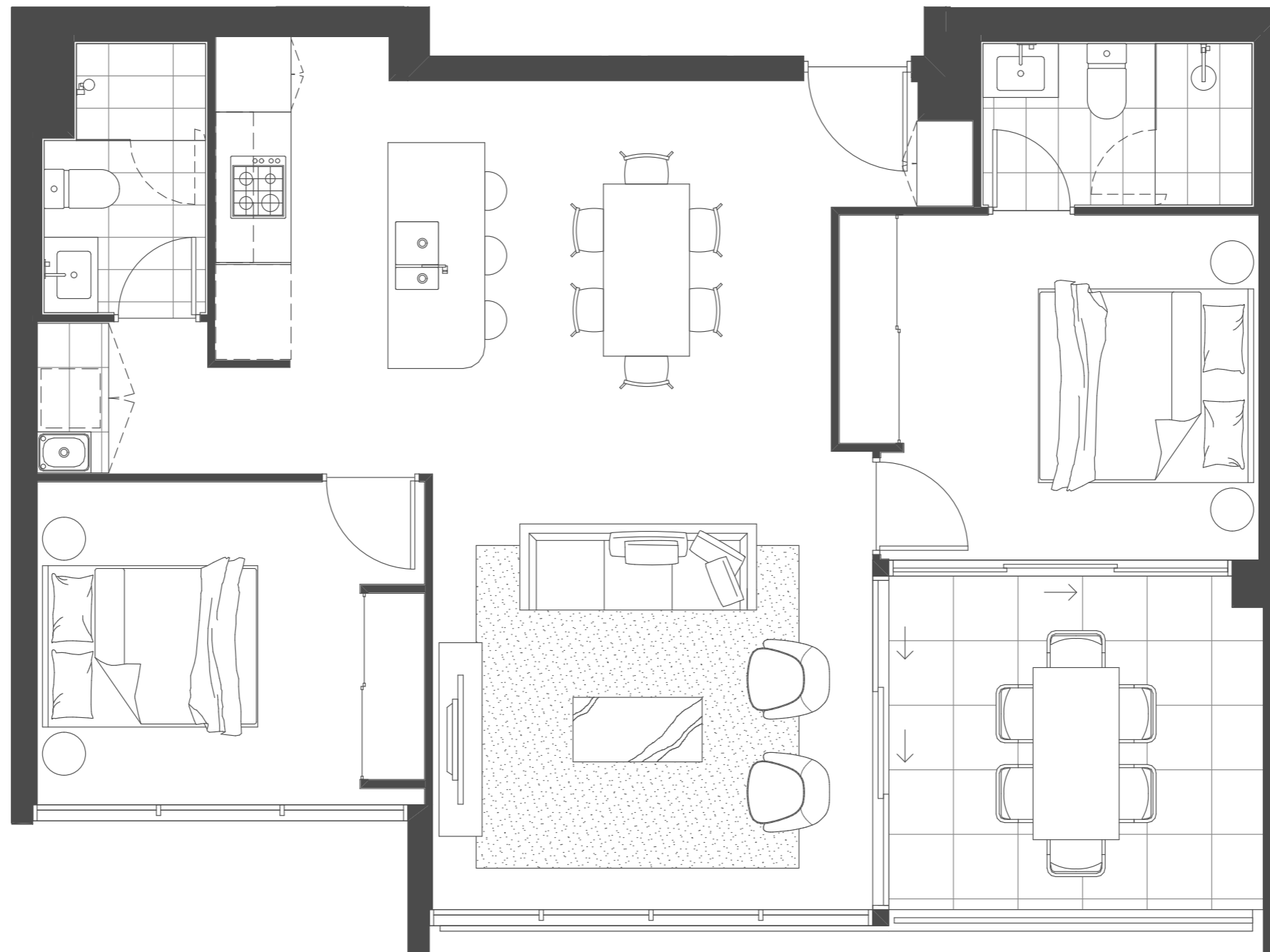
Internal Area	96 sqm
External Area	13 sqm



RAILWAY TCE

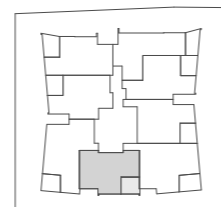
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

702-1002



Bedrooms	2
Bathrooms	2
Car Spaces	1

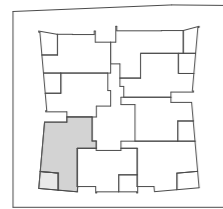
Internal Area	80 sqm
External Area	12 sqm



RAILWAY TCE

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703-1003



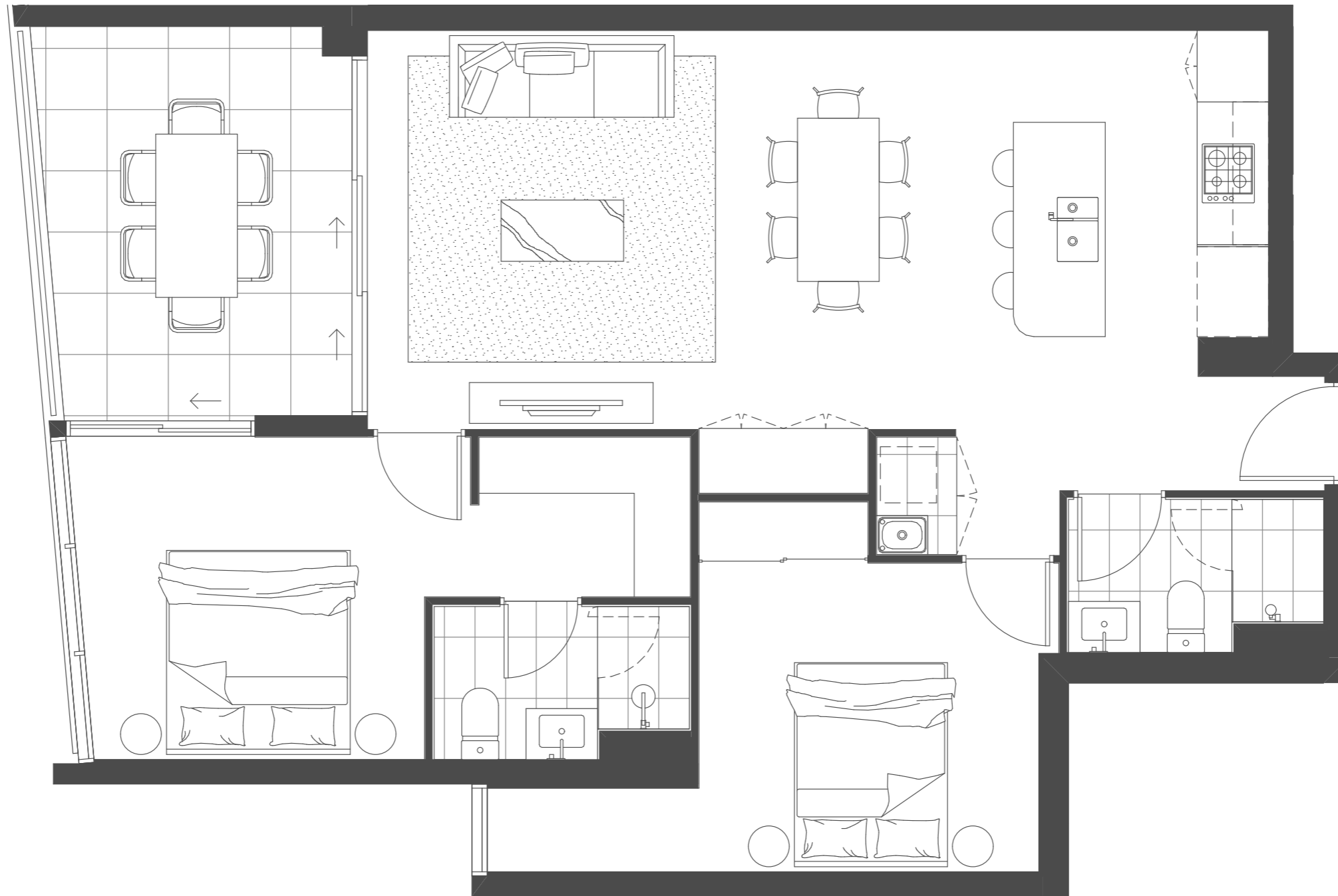
RAILWAY TCE

Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

Internal Area	97 sqm
External Area	12 sqm

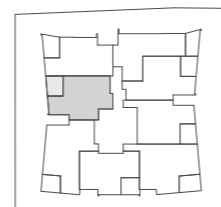
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

704-1004



Bedrooms	2
Bathrooms	2
Car Spaces	1

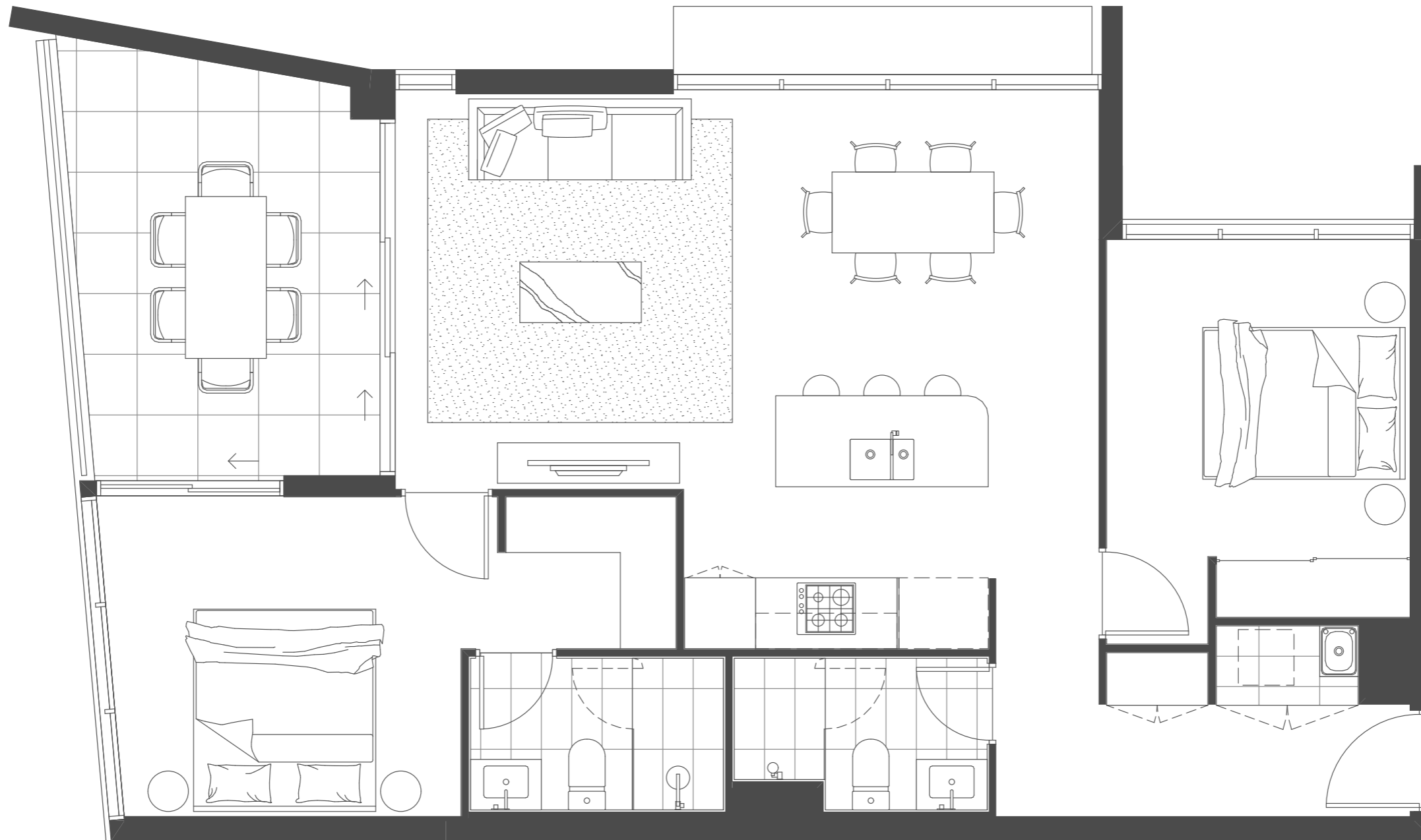
Internal Area	82 sqm
External Area	13 sqm



RAILWAY TCE

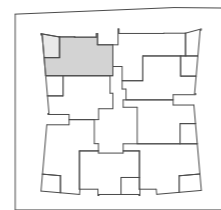
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

705-1005



Bedrooms	2
Bathrooms	2
Car Spaces	1

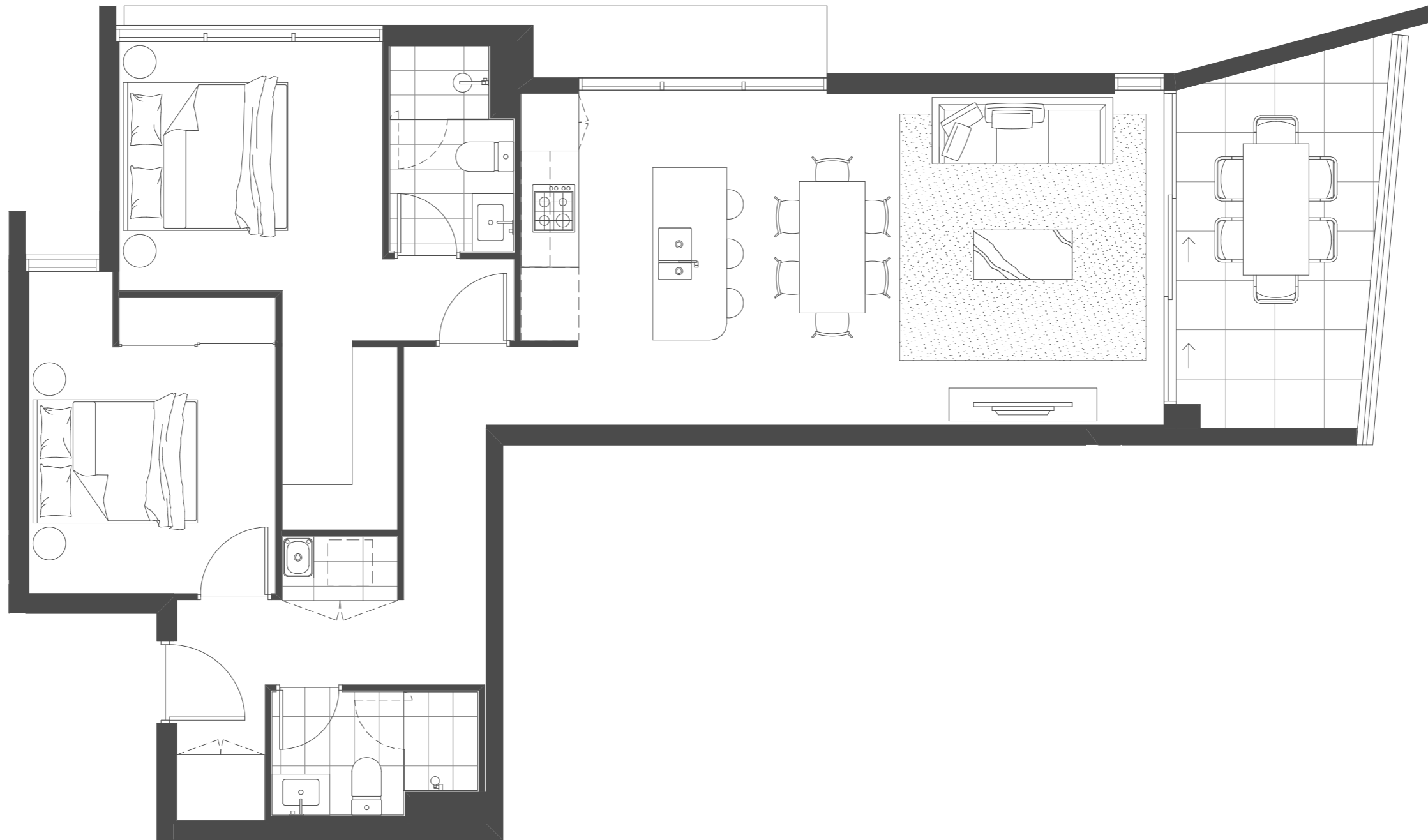
Internal Area	81 sqm
External Area	14 sqm



RAILWAY TCE

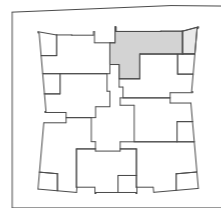
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

706-1006



Bedrooms	2
Bathrooms	2
Car Spaces	1

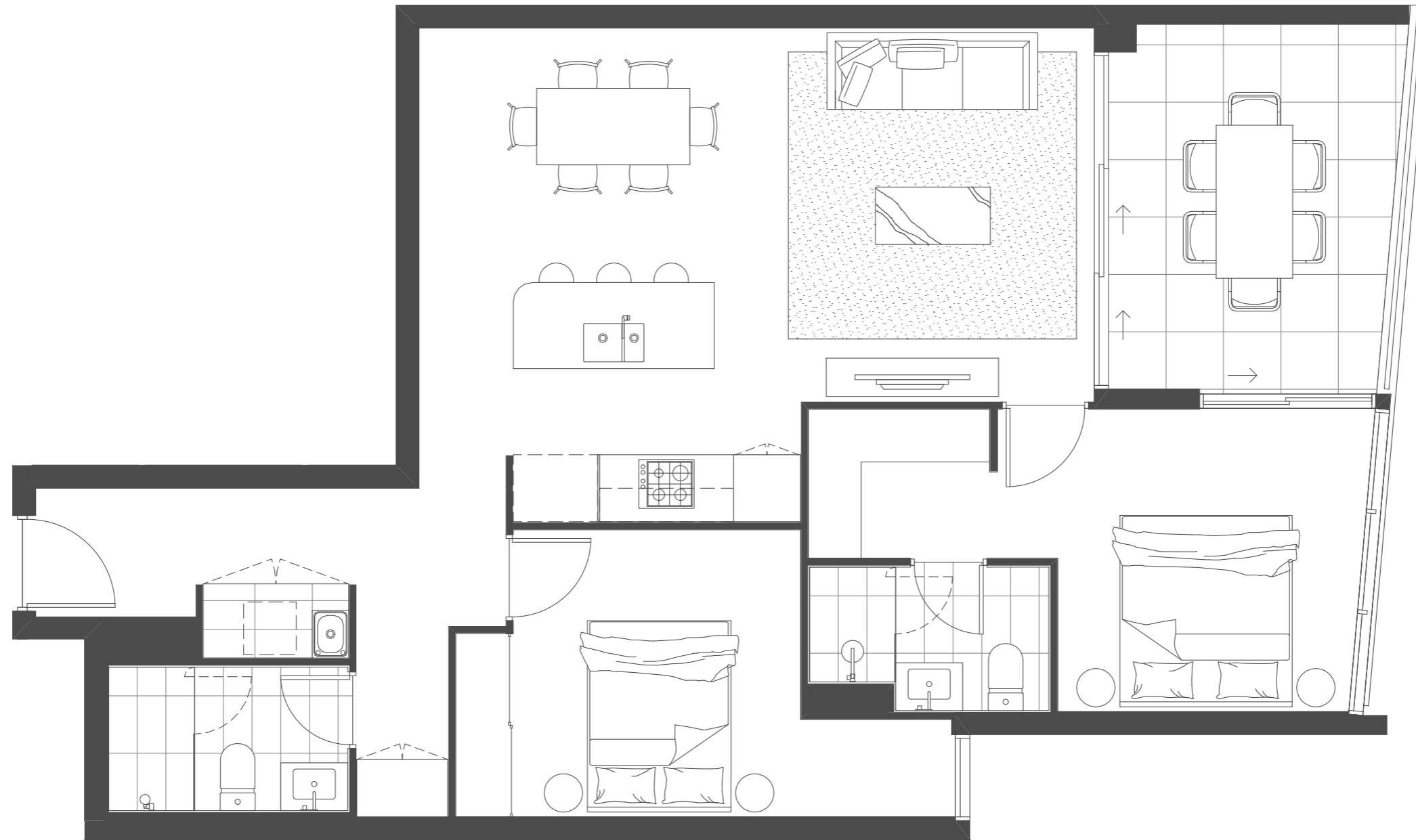
Internal Area	84 sqm
External Area	12 sqm



RAILWAY TCE

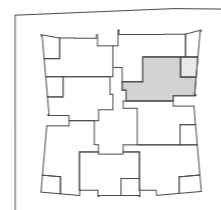
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

707-1007



Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	83 sqm
External Area	13 sqm



RAILWAY TCE

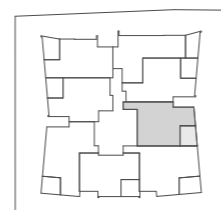
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

708-1008



Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	82 sqm
External Area	13 sqm



RAILWAY TCE

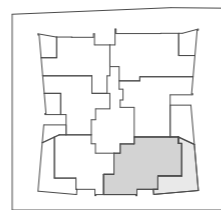
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1101



Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

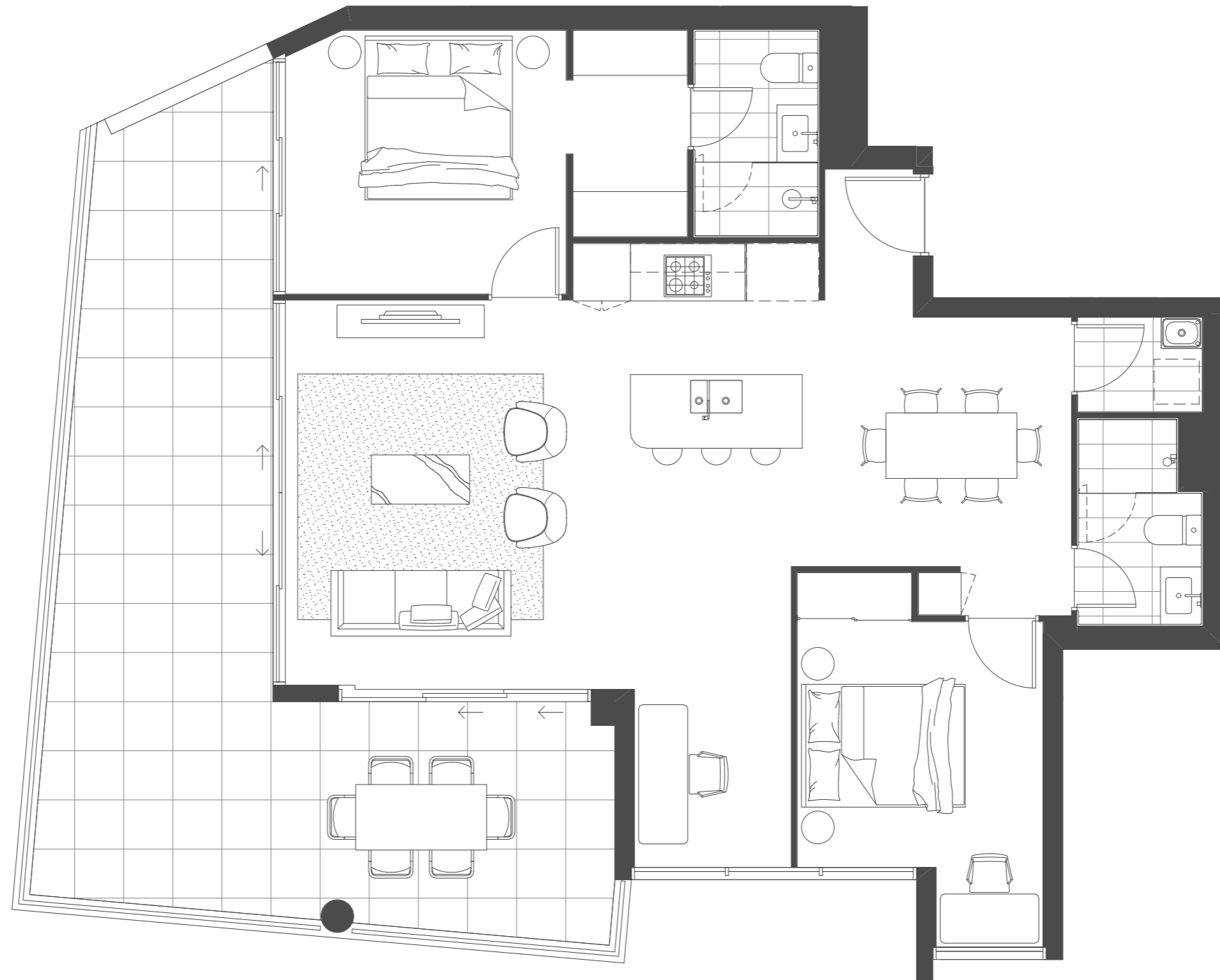
Internal Area	124 sqm
External Area	43 sqm



RAILWAY TOE

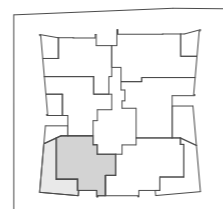
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1102



Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

Internal Area	93 sqm
External Area	40 sqm



RAILWAY TCE

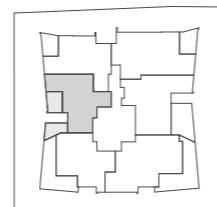
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1103



Bedrooms	2
Bathrooms	2
Car Spaces	1

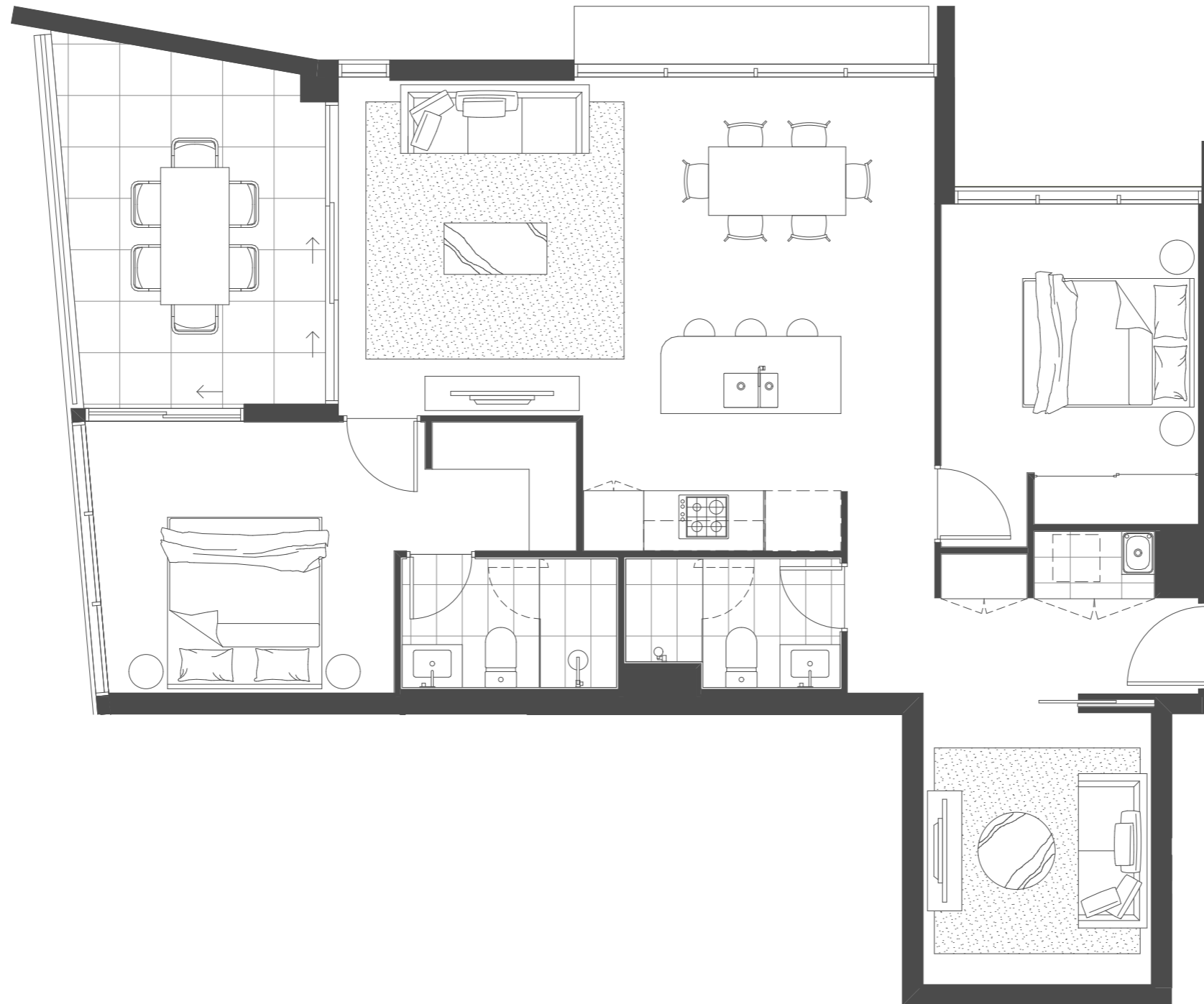
Internal Area	87 sqm
External Area	22 sqm



RAILWAY TCE

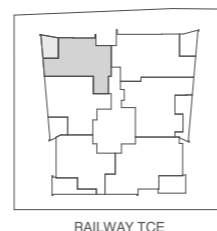
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1104-2104



Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

Internal Area	91 sqm
External Area	14 sqm



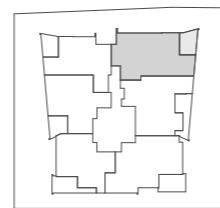
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1105-2105



Bedrooms	3
Bathrooms	2
Car Spaces	2

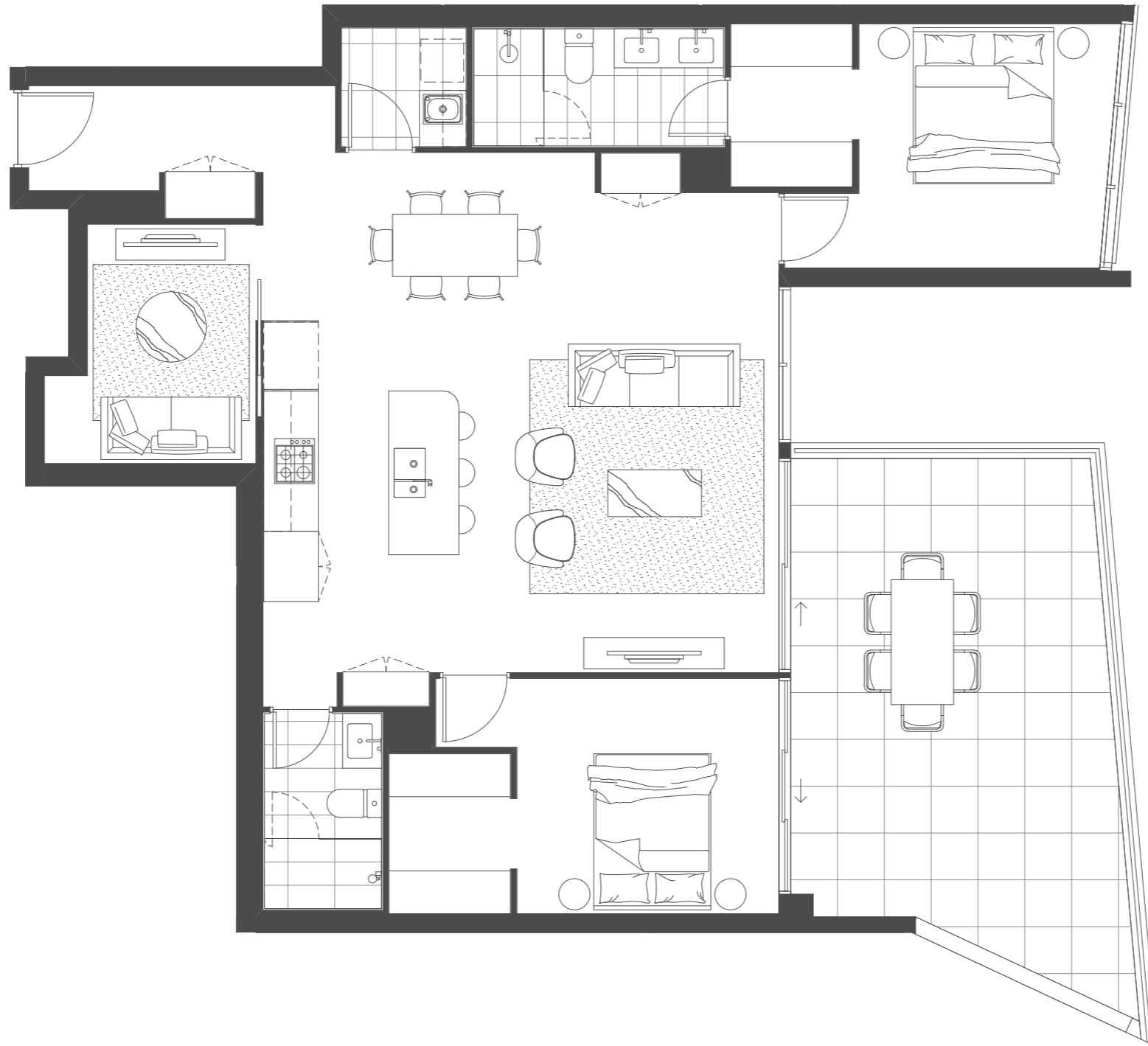
Internal Area	119 sqm
External Area	15 sqm



RAILWAY TCE

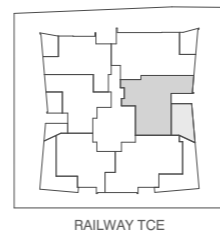
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1106



Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

Internal Area	107 sqm
External Area	28 sqm



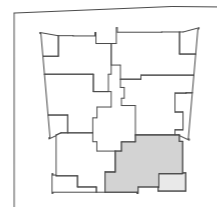
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1201-2101



Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	124 sqm
External Area	18 sqm



RAILWAY TCE

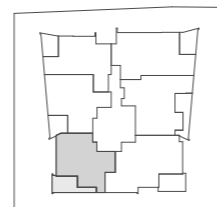
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1202-2102



Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

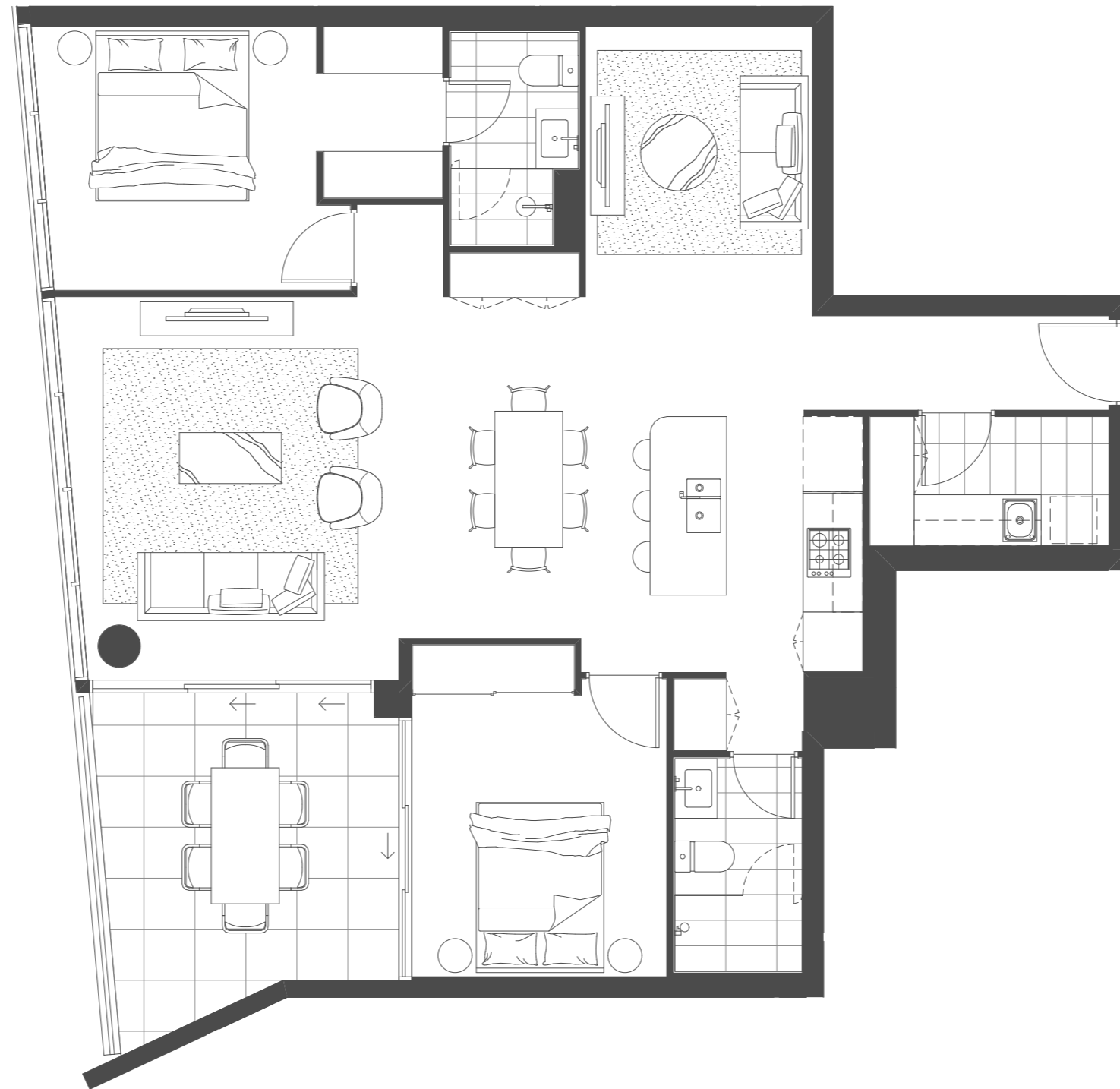
Internal Area	93 sqm
External Area	19 sqm



RAILWAY TCE

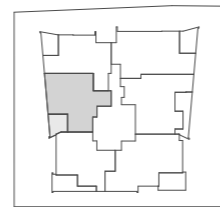
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1203-2103



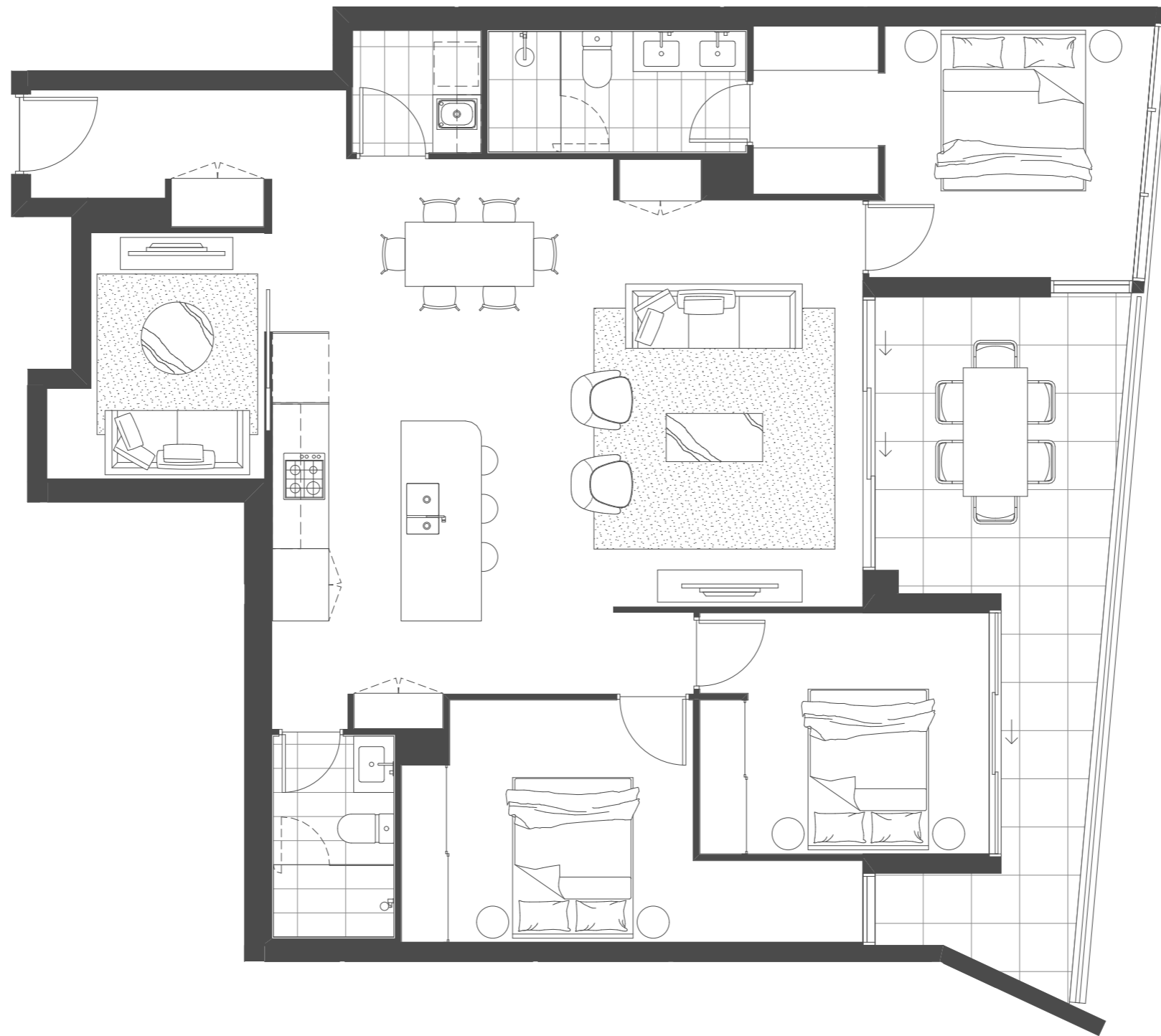
Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	1

Internal Area	101 sqm
External Area	14 sqm



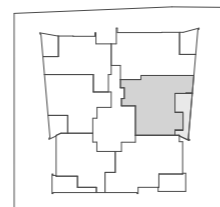
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not included. Version A

1206-2106



Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	119 sqm
External Area	20 sqm



RAILWAY TCE

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The Floor Plans



Schedule of Finishes | 2-Bedroom

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and external doors.
- Select architectural flooring to open living, kitchen and dining.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Fisher & Paykel stainless steel 60cm gas cooktop.
- Fisher & Paykel stainless steel 60cm electric oven.
- Fisher & Paykel integrated dishwasher.
- Fisher & Paykel Microwave.
- Undermount ducted rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, one and a half bowl undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops.
- Feature tile to splashback, concealed LED lighting.
- Water supply fitting included to service fridge cavity.

BATHROOM & ENSUITE

- Semi-frameless shower screen.
- Full-height tiles to all walls. Feature tile to wall behind vanity cabinetry.
- Ceramic basin and toilet suite with back to wall toilet and dual flush cistern.
- Custom vanity cabinetry with storage finished in quality timber look laminate, reconstituted stone benchtop and mirror cabinet storage above with shelving.

BEDROOMS & WARDROBES

- Quality carpet with underlay in all bedrooms and robes and MPR areas (where shown on plan).
- Built in robes (where shown on plan) with mirror sliding doors, open shelves and hanging rails.
- Walk-in robes (where shown on plan) include hanging rails, open shelves.

LAUNDRY

- Walk in laundry or laundry cupboard (where shown on plan) with stainless steel laundry tub and sink mixer.
- Floor tiles and tiled splashback.
- Front load tumble dryer.

BALCONY / TERRACE

- Select tiles to balconies.
- Water outlet included.
- Waterproof external power point.
- External quality light fitting.

COMMUNICATIONS

- Free to air TV point and provision for PAY-TV to living room and main bedroom.
- Data/phone outlet to living area and MPR (where shown on plan).
- Power points throughout apartment.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailbox and CCTV security camera system in select areas.
- Secure FOB entry into the building including lifts.

Schedule of Finishes | 3-Bedroom

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and external doors.
- Select architectural flooring to open living, kitchen and dining.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Fisher & Paykel stainless steel 60cm gas cooktop.
- Fisher & Paykel stainless steel 60cm electric oven.
- Fisher & Paykel integrated dishwasher.
- Fisher & Paykel Microwave.
- Undermount ducted rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, one and a half bowl undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops.
- Feature tile to splashback, concealed LED lighting.
- Water supply fitting included to service fridge cavity.

BATHROOM & ENSUITE

- Semi-frameless shower screen.
- Full-height tiles to all walls. Feature tile to wall behind vanity cabinetry.
- Ceramic basin and toilet suite with back to wall toilet and dual flush cistern.
- Custom vanity cabinetry with storage finished in quality timber look laminate, reconstituted stone benchtop and mirror cabinet storage above with shelving.

BEDROOMS & WARDROBES

- Quality carpet with underlay in all bedrooms and robes and MPR areas (where shown on plan).
- Built in robes (where shown on plan) with mirror sliding doors, open shelves and hanging rails.
- Walk-in robes (where shown on plan) include hanging rails, open shelves.

LAUNDRY

- Walk in laundry or laundry cupboard (where shown on plan) with stainless steel laundry tub and sink mixer.
- Floor tiles and tiled splashback.
- Front load tumble dryer.

BALCONY / TERRACE

- Select tiles to balconies.
- Water outlet included.
- Waterproof external power point.
- External quality light fitting.

COMMUNICATIONS

- Free to air TV point and provision for PAY-TV to living room and main bedroom.
- Data/phone outlet to living area and MPR (where shown on plan).
- Power points throughout apartment.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailbox and CCTV security camera system in select areas.
- Secure FOB entry into the building including lifts.



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