

*the*  
**MOWBRAY**

BY MOSAIC

Development Snapshot |



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

73 Northcote Street, East Brisbane

# East Brisbane Overview

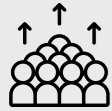
Underpinned by high levels of amenity and connectivity, strong local employment, population growth and housing values, East Brisbane is a compelling investment location.



Located just **2km from Brisbane's CBD**, East Brisbane boasts exceptional accessibility to employment, lifestyle amenity, hospitals, transport, the Brisbane Airport, and Gold and Sunshine Coasts via the M1 Motorway.



With its proximity to some of the **city's most sought-after schools and tertiary institutions**, including the ultra-exclusive Anglican Church Grammar School, property is consistently in strong demand and very tightly held.



The East Brisbane area's residential population has grown by **more than 26%** in the previous decade to approximately **16,900 in 2021**.



Current residents are largely young, active white-collar professionals with prosperous socioeconomic status. **The dominant age group is between 20 and 34**, and close to a quarter of the population earns over **\$150,000 per annum**.



Industry experts have forecast the **Brisbane residential property market to outperform all other capital city markets** in the coming three years. Based on historical demand and likely anticipated supply, inner **Brisbane will experience a shortfall of around 16,000 new apartments** in the next four years, highlighting the strength of investment opportunities in this style of product.



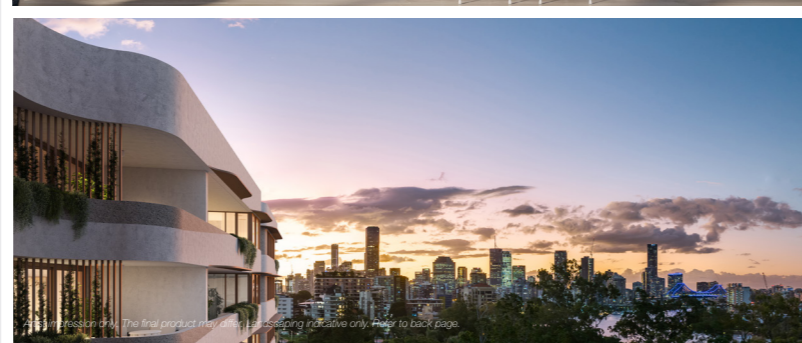
At **0.9%**, the current East Brisbane vacancy rate reflects an exceptionally tight and under supplied dwelling market, causing apartment rent to increase by **\$84 per week or 17.5%** from the previous year.



Highlighting East Brisbane's status as a desirable blue-chip location, **houses sold during 2022 to March commanded a 94%, or \$660,000**, premium above those sold across the Greater Brisbane area during the same period.



Being subject to such exceptionally strong underlying demand drivers, proximity to key future infrastructure developments, and a comparatively constrained future dwelling supply pipeline means **East Brisbane is very likely to outperform the wider Brisbane residential apartment market in coming years**.



# Development Overview

The Mowbray by Mosaic is an affluent address, directly opposite heritage-listed Mowbray Park and boasts a coveted north aspect with priceless views of the river and city.

- Located in a vibrant riverside pocket brimming with character and history located just 2km to Brisbane's CBD.
- A thoughtfully scaled building at just eight levels featuring 81 oversized 2- and 3- bedroom apartments, designed in partnership with renowned architecture firm, DKO.
- A limited boutique collection of Masterpiece Sky Homes completes the top three floors, featuring an elegantly modern and timeless finish.
- Generously sized, open-plan homes feature a premium level of finish and spacious outdoor living area
- Intelligent, functional planning and premium finishes fit with luxury, integrated appliances
- Outstanding resident amenity relative to size, including high-quality ground floor retail, business centre and a rooftop recreation level with a pool, sun deck, BBQ/dining areas, relaxation zones, and the most magnificent outlook.
- Abundant planting is integrated across the ground plane and up the building. Over 1000sqm is dedicated to landscaping, softening built form, enhancing visual appeal, and supporting the micro-climatic climate.
- Excellent walk score location with the CityCat, Brisbane River, Gabba Stadium and retail/dining precinct, Cross River Rail station, Anglican Church Grammar School and the Gabba Masterplan Development all within walking distance.
- Within close reach of a wide range of amenity, including retail, dining, entertainment, transport, services, world-class educational institutions, and multiple employment hubs.

# Product Overview

## THE MOWBRAY - MARQUEE SERIES (69 TOTAL)

QTY	TYPE	SIZE RANGE M <sup>2</sup>	PRICE RANGE	RENTAL RANGE P/WEEK*	BODY CORP AVERAGE P/YEAR (EX GST)*
24	2 bed/2 bath/1 car	102-106	\$770,000 - \$915,000	\$670 - \$900	\$5,294 - \$5,391
9	2 bed/2 bath/2 car	96-99	\$845,000 - \$890,000	\$720 - \$820	\$5,342 - \$5,373
22	2 bed/2 bath/1MPR/2 car	108-114	\$885,000 - \$1,100,000	\$800 - \$1050	\$5,618 - \$5,764
14	3 bed/2 bath/1 MPR/2 car	129-149	\$995,000 - \$1,620,000	\$900 - \$1,500	\$6,194 - \$6,194

## THE MOWBRAY - MASTERPEICE SERIES (12 TOTAL)

QTY	TYPE	SIZE RANGE M <sup>2</sup>	AVERAGE PRICE*	RENTAL RANGE P/WEEK*	BODY CORP AVG P/YEAR (EX GST)*
3	3 bed/2 bath/1 MPR/3 car	162	\$1,905,000 - \$2,030,000	\$1,200 - \$1,700	\$6,971 - \$7,056
6	3 bed/2.5 bath/1 MPR/3 car	184	\$2,170,000 - \$2,310,000	\$1,500 - \$2000	\$7,232 - \$7,329
3	3 bed/3 bath /1 MPR/3 car	167	\$1,930,000 - \$2,055,000	\$1,200 - \$1,600	\$6,990 - \$7,075

\* Estimate only and subject to change, based on product type and position within the building.

# Perfectly Positioned

## Lifestyle & Recreation

Brisbane CBD 2km  
 Howard Smith Wharfs Precinct 2.2km  
 The Gabba Stadium 900m  
 Kangaroo Point Cliffs 1.1km  
 Fortitude Valley 2.5km



Cross River Rail | 1.3km



East Brisbane State School | 1km

## Education

Anglican Church Grammar School 550m  
 East Brisbane State School 1km  
 QUT Gardens Point Campus 1.7km  
 Lourdes Hill College 1.6km



Kangaroo Point Cliffs Bikeway | 1.2km



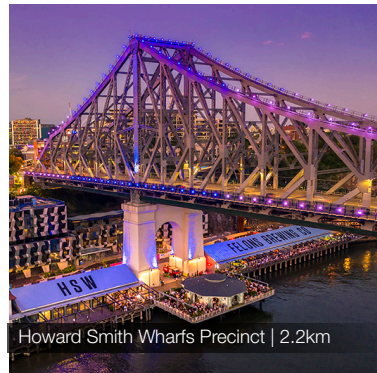
The Gabba Stadium | 900m

## Health & Transport

Wellington Road Bus stop 650m  
 Mowbray Park Ferry Terminal 350m  
 Buranda Train Station 2km  
 Mater Public & Private Hospital 1.8km  
 St Vincent's Private Hospital 1.3km

## Infrastructure Investment

Queen's Wharf Precinct 2.5km  
 Cross River Rail 1.3km  
 Woolloongabba Precinct Renewal 900m



Howard Smith Wharfs Precinct | 2.2km



Mowbray Park Ferry Terminal | 350m

## Nature

Mowbray Park 50m  
 Raymond Park 500m  
 Kangaroo Point Cliffs Bikeway 1.2km  
 Brisbane City Botanic Gardens 1.5km



Originally established in 2004, Brisbane-based Mosaic Property Group is one of Queensland's most awarded private residential property developers. Mosaic's unique approach to controlling every individual aspect, from research, site acquisition, design, marketing and sales, to construction, settlement and property management ensures exceptional quality projects that deliver enduring value for customers.

Now numbering over 50 developments with a combined value of \$1.2 billion, Mosaic's proven track record for creating best-selling, lifestyle-driven developments in premium locations across South East Queensland continues to set new benchmarks for excellence.



**BRISBANE | GOLD COAST | SUNSHINE COAST**  
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