

the
MOWBRAY

BY MOSAIC

A low-angle, upward-looking photograph of a large, mature tree with a thick, textured trunk and numerous branches. The sun is positioned in the upper center, creating a bright starburst effect and casting long, soft shadows across the tree's surface. The leaves are a vibrant green, and the overall atmosphere is warm and natural. The text "A landmark new lifestyle address" is overlaid in a white, serif font across the middle of the image.

A landmark new lifestyle address

73 NORTHCOTE STREET, EAST BRISBANE







MOWBRAY PARK



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.





Bianca by Mosaic. Artist impression.



The Sinclair by Mosaic. Artist impression.



Luca by Mosaic. Artist impression.



Amparo by Mosaic.



Avalon by Mosaic.



Bela by Mosaic.



The Patterson by Mosaic. Artist Impression.



Lorient by Mosaic. Artist impression.



Dawn by Mosaic. Artist Impression.



A heritage-listed Brisbane icon

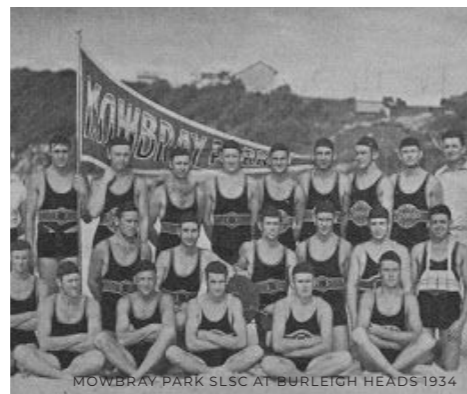
Mowbray Park is significant for its close association with the development of East Brisbane, both in its early connection with the Mowbray family and their substantial land holdings in the suburb, and as an initiative of the former South Brisbane City Council in preserving urban public open space during a population and housing boom.

In a broader context, the stone retaining wall and steps are an important illustration of the evolution of recreational activity along the Brisbane River. Mowbray Park, like Newstead Park, survives as important evidence of the riverine estates which lined much of the Brisbane River in the mid-19th century.

Swimming used to be very popular in the enclosed swimming baths at Mowbray Park. The baths (known as floating baths) were opened in late 1919/early 1920 and swimming was segregated for males and females. In 1923 a surf life saving club was formed which still exists as the Burleigh Heads Mowbray Park Life Saving Club. The site is now the home of the Mowbray Park Ferry terminal, where some remnants of the baths can still be seen.



MOWBRAY PARK BOAT LANDING 1964



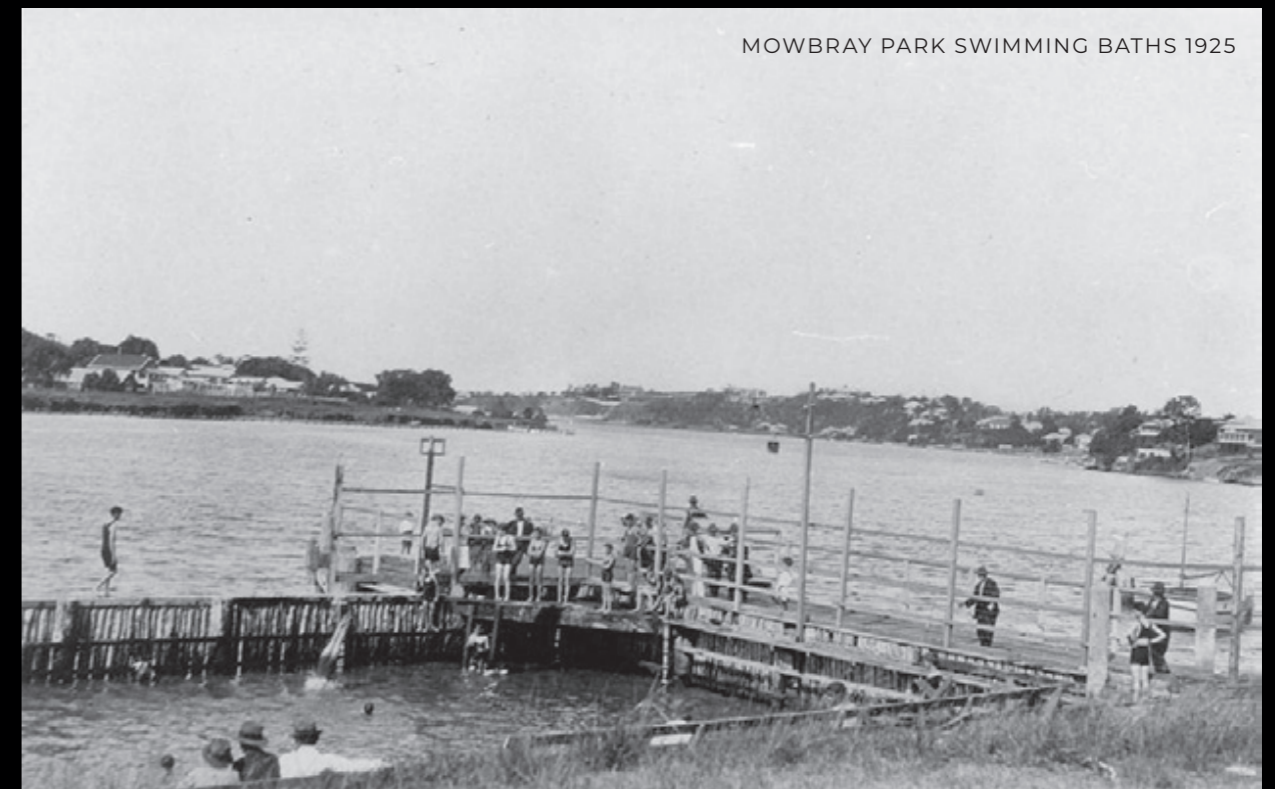
MOWBRAY PARK SLSC AT BURLEIGH HEADS 1934



MOWBRAY PARK PICTURE PALACE 1912



MOWBRAY PARK BOAT LANDING 1964



MOWBRAY PARK SWIMMING BATHS 1925

LOCATION

A location with everything

It's hard to find a better location than East Brisbane, a vibrant riverside pocket brimming with character and history located just 2km to Brisbane's CBD.

Mowbray Park, which is set to undergo significant expansion and improvement, offers residents abundant green space and reprieve while abounding urban and lifestyle amenities make day-to-day living wonderfully appealing and effortless.

Factor in its proximity to Brisbane's game-changing infrastructure projects and 2032 Olympic Games venues, and it is easy to understand why East Brisbane is one of the city's most enduringly valued and tightly held locales.



SOUTH BANK

KANGAROO
POINT

NEW FARM

FORTITUDE
VALLEY

NEWSTEAD

TENERIFFE

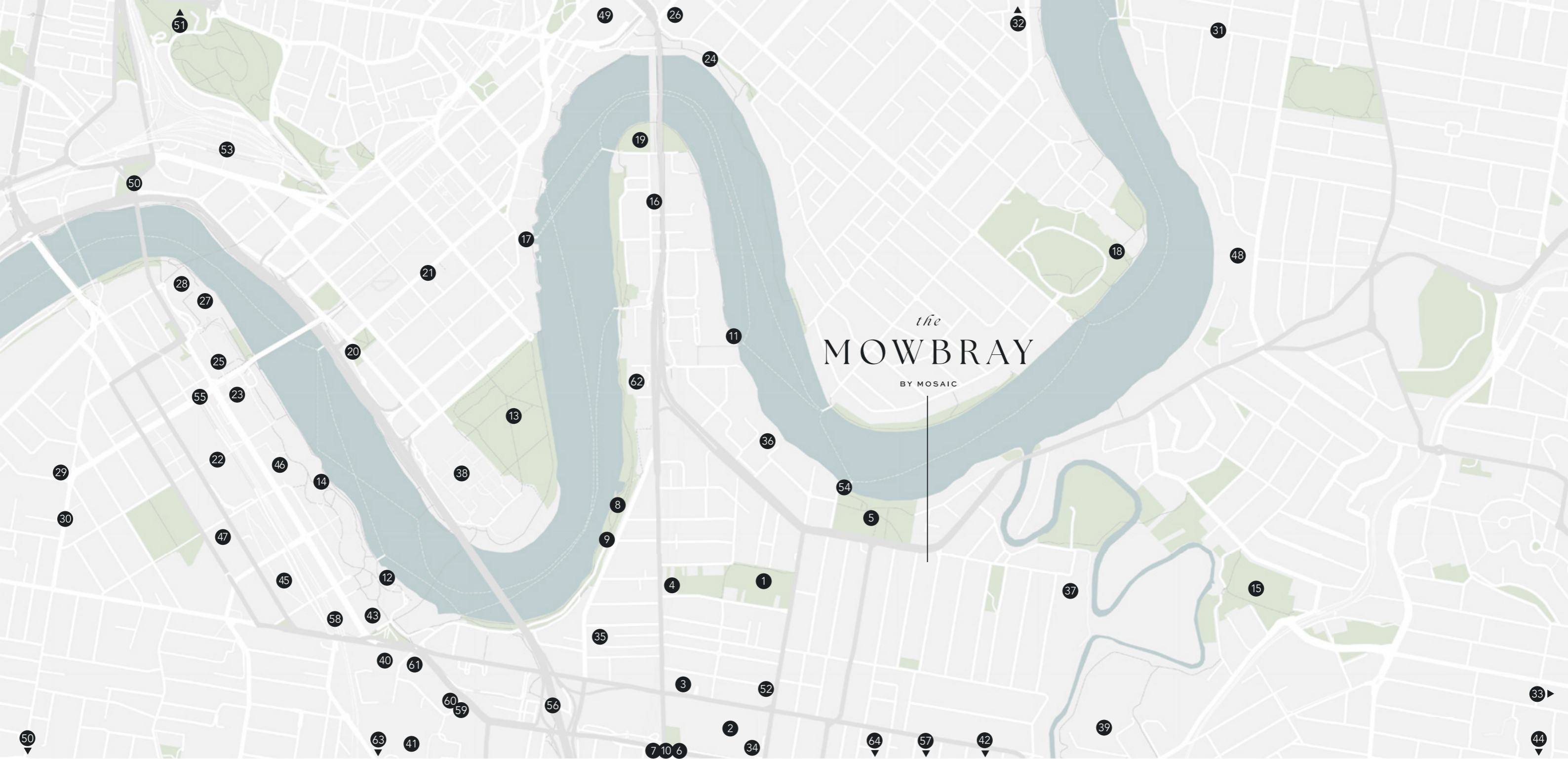
the
MOWBRAY





Woolworths

LIONS



Lifestyle + Recreation

- 1. Raymond Park 500m
- 2. The Gabba Stadium 900m
- 3. The German Club 1km
- 4. Pineapple Hotel 1km
- 5. Mowbray Park 50m
- 6. The Gabba Dining & Shopping Precinct 1.2km
- 7. Gabba Central & Coles Precinct 1.3km
- 8. Kangaroo Point Cliffs 1.1km
- 9. Kangaroo Point Cliffs Park & Bikeway 1.2km
- 10. Woolloongabba Retail & Dining Precinct 1.2km
- 11. Dockside Marina 1.1km
- 12. Riverlife Activity Precinct 1.3km
- 13. Brisbane City Botanic Gardens 1.5km
- 14. South Bank Parklands Precinct 2.5km
- 15. Norman Park Sporting Ovals 1.2km
- 16. Story Bridge Hotel 1.5km
- 17. Brisbane Riverside (Eagle Street Pier) 2km
- 18. New Farm Park & Powerhouse Precinct 1.3km
- 19. Captain Burke Park 2km
- 20. Queen's Wharf Precinct 2.5km
- 21. Brisbane CBD 2.3km
- 22. Convention & Exhibition Centre 2.7km
- 23. Queensland Performing Arts Centre (QPAC) 2.7km
- 24. Howard Smith Wharves Precinct 2.2km
- 25. Queensland Museum & Science Centre 2.8km
- 26. Fortitude Valley 2.5km
- 27. State Library of Queensland 2.9km
- 28. Gallery of Modern Art (GOMA) 4.2km

- 29. West Village Precinct 3.4km
- 30. West End & Boundary Street Precinct 3.3km
- 31. Bulimba Oxford Street Precinct 3.4km
- 32. Newstead Gasworks & Waterfront Precinct 3km
- 33. Westfield Carindale Shopping Centre 6km

Education + Transport

- 34. East Brisbane State School 1km
- 35. St Joseph's Primary School 1.3km
- 36. Shafston International College 700m
- 37. Anglican Church Grammar School 550m
- 38. QUT Gardens Point Campus 1.7km
- 39. Coorparoo Secondary College 1km
- 40. Somerville House 2.1km
- 41. St Laurence's College 2.1km
- 42. Buranda State School 2km
- 43. QLD College of Art, Griffith University 2.1km
- 44. Villanova College 2.3km
- 45. TAFE Qld South Bank Campus 2.5km
- 46. Queensland Conservatorium, Griffith University 2.5km

Healthcare

- 47. Brisbane State High School 2.7km
- 48. Lourdes Hill College 1.6km
- 49. All Hallows' School 2.4km
- 50. University of Queensland 3.7km
- 51. Brisbane Grammar School 3.6km
- 52. Wellington Road Bus Stop 600m
- 53. Cross River Rail 1.3km
- 54. Mowbray Park CityCat 350m
- 55. The South East Busway 2.6km
- 56. Pacific Motorway 1.8km
- 57. Buranda Train Station 2km
- 58. South Bank Train Station 2.3km
- 59. Mater Public & Private Hospitals 1.8km
- 60. Mater Children's & Mother's Hospitals 1.9km
- 61. Queensland Children's Hospital 2km
- 62. St Vincent's Private Hospital 1.3km
- 63. Princess Alexandra Hospital 2.2km
- 64. Greenslopes Private Hospital 3.5km



LIFESTYLE

A vibrant riverside pocket

The Mowbray will represent the very best of contemporary, lifestyle-led living, surrounded by a multitude of excellent cafés and restaurants, recreational facilities, boutique retail and shopping centres, as well as the finest schools, hospitals and educational institutions.





CAPTAIN BURKE PARK | 2KM



KANGAROO POINT CLIFFS | 1.1KM



NEW FARM PARK & POWERHOUSE PRECINCT | 1.3KM





SOUTH BANK PARKLANDS & ARTS PRECINCT | 3.5KM









DINING





DINING



LITTLE SMIRK | 1.4KM



SEA LEGS BREWING CO | 2.4KM



CARTEL DE TACO | 2.8KM



SISTER CAFE | 2.8KM



JOEYS | 1.6KM

THE PRAWNSTER
BRISBANE  AUSTRALIA





JAMES STREET | 2.3KM



BRISBANE CITY | 2.3KM



OXFORD STREET BULIMBA | 3.2KM



TRAWLER DIRECT
FRESH SEAFOOD
TODAY HERE

the prawnster
TRAWLER DIRECT

the prawnster
TRAWLER DIRECT



MOWBRAY PARK FERRY TERMINAL | 350M



ST VINCENT'S PRIVATE HOSPITAL | 1.2M



MATER HOSPITAL PRECINCT | 1.75KM





EAST BRISBANE STATE SCHOOL | 1.5KM



ANGLICAN CHURCH GRAMMAR SCHOOL | 500M



SOMERVILLE HOUSE | 3KM



ST JOSEPH'S PRIMARY SCHOOL | 2.1KM



QUT GARDENS POINT | 1.5KM

the
MOWBRAY



QUEENS WHARF | 2.5KM



INFRASTRUCTURE

BRISBANE LIVE | 3KM



CROSS RIVER RAIL WOOLLOONGABBA | 1.5KM



WOOLLOONGABBA PRECINCT RENEWAL | 900M



DESIGN

An exemplar lifestyle address

We are proud to partner with nationally acclaimed design firm DKO Architecture for our second luxury address in East Brisbane. Great care has gone into creating an exemplar lifestyle address that embraces a unique sense of place while complementing East Brisbane's distinguished character and local context. The result will be a much-needed revitalisation of this gateway site.

The building's form is visually striking yet elegant and clean. At the same time, finishes are selected for their sustainable and enduring qualities to ensure a legacy that stands the test of time.

An incredible array of exclusive resident amenities emphasise health and wellbeing, including a gymnasium, resident lounge, and a magnificent rooftop recreation level with pool, sun deck, BBQ and dining areas, relaxation zones, and the most majestic river, city, and urban panoramas.

Quality ground floor retail offerings and abundant landscaping will activate and significantly enhance the streetscape while nurturing a sense of community within the building and the local area.



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



Welcome to The Mowbray By Mosaic



We feel incredibly privileged to have another opportunity to deliver a timeless boutique luxury address to such an iconic, coveted location as East Brisbane. In terms of history, prestige, character, and lifestyle, this incredibly coveted locale has it in spades.

Named for the heritage-listed park opposite which it is ideally positioned, The Mowbray celebrates Brisbane's exciting transformation into an acclaimed new-world city.

We are proud to partner with one of the country's leading design firms, DKO, to create what truly is a new landmark lifestyle address. Everything about The Mowbray is meticulously considered and exquisitely crafted.

Homes are beautiful and functional, employing industry-leading sustainable principles in design, construction, and ongoing operation.

And as Mosaic retains our developments' management and caretaking post-completion, you can rest assured that you and your home will be well looked after for many years to come.

We look forward to welcoming you home to The Mowbray.

A handwritten signature in a cursive script that reads 'Brook'.

BROOK MONAHAN
FOUNDER & MANAGING DIRECTOR



SUSTAINABILITY

A considered development

We are incredibly mindful of the footprint we leave behind, not just on communities but also on the environment. As a private developer, we are one of the most advanced in our genuine commitment to sustainability, particularly considering our size and scale.

While we have made a lot of progress over the years, our dedication to push forward and further advance our approach to sustainability is an essential part of our evolution. Taking important steps to reduce our footprint speaks to our unwavering commitment to enduring value.

A range of sustainability initiatives will be implemented to ensure a collection of homes that are not only beautiful, but are designed to be friendlier to the environment.



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



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INTERIORS

Distinctly sophisticated

Spacious and thoughtfully crafted living spaces nurture a blissful way of life.

Interiors exemplify a commitment to quality and authenticity, creating distinctly sophisticated yet comfortable, private living spaces. Generous open plan living flows seamlessly onto oversized terraces, providing an integrated indoor-outdoor sanctuary in which to relax or entertain in ultimate style and enjoy the breathtaking river, city, and urban vistas.



Artist impression only. The final product may differ. Refer to back page. Image shows a level 8 Masterpiece Sky Home living, dining, and outdoor with purchaser upgrades including sheer curtains.







Artist impression only. The final product may differ. Refer to back page. Image shows a level 8 Masterpiece Sky Home kitchen and living with purchaser upgrades including Gaggenau appliances, stone benchtop and splashback, 40mm stone edge to rear kitchen bench, stone to front and sides of Kitchen island bench, wine fridge and feature overhead entertainment unit with shelving.





Artist impression only. The final product may differ. Refer to back page. Image shows a Masterpiece Sky Home master bedroom on level 8 including purchaser upgrades, including sheer curtains.





Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom apartment on level 5 with purchaser upgrades including stone benchtop and splashback, Miele appliances, integrated fridge, pendant light, sheer curtains and timber flooring.



LOUIS VUITTON

JACQUES HELLEDU & CHANEL

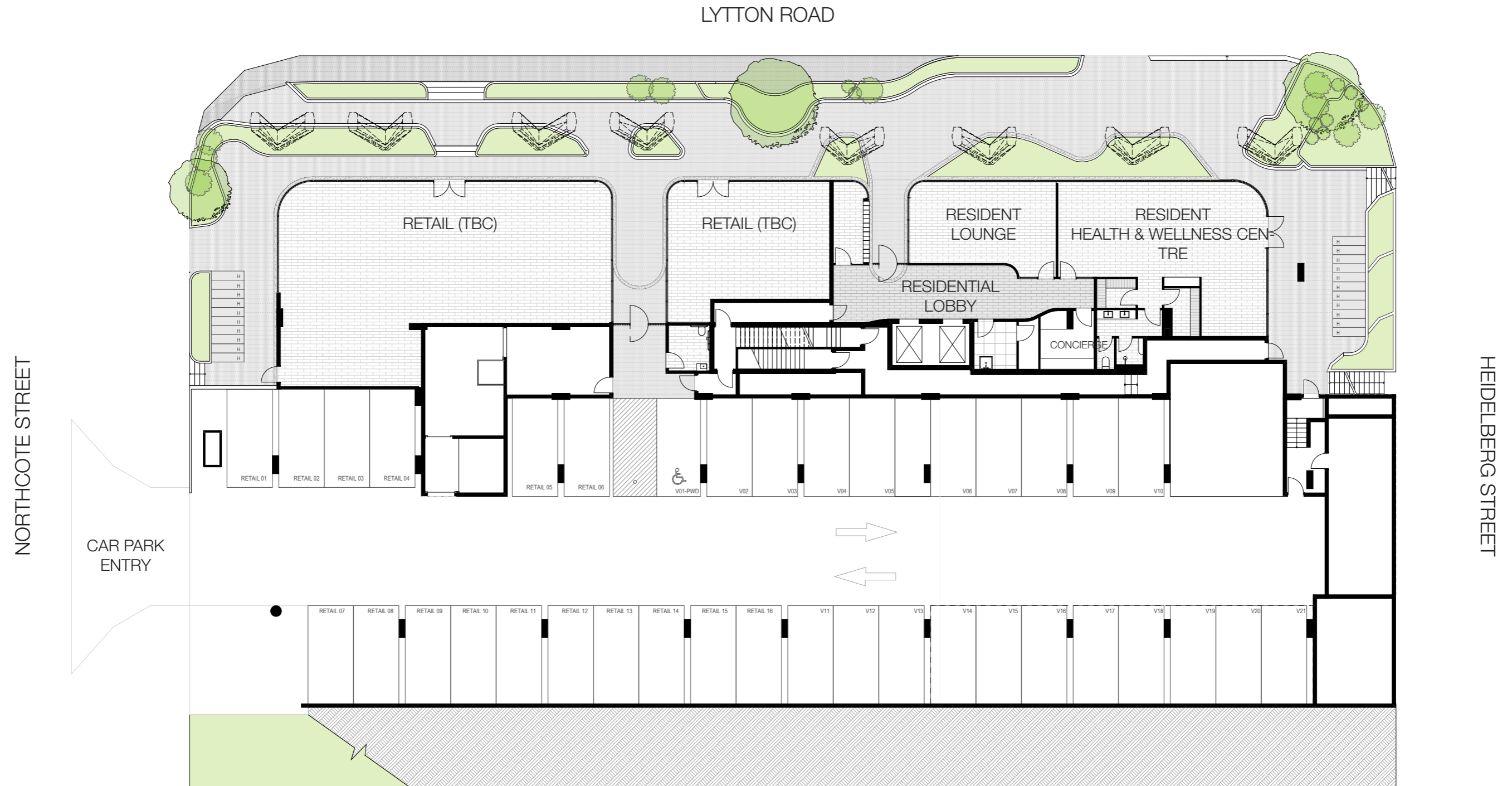


Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom apartment on level 5 with purchaser upgrades including wardrobe draw stack and sheer curtains.





Ground Floor



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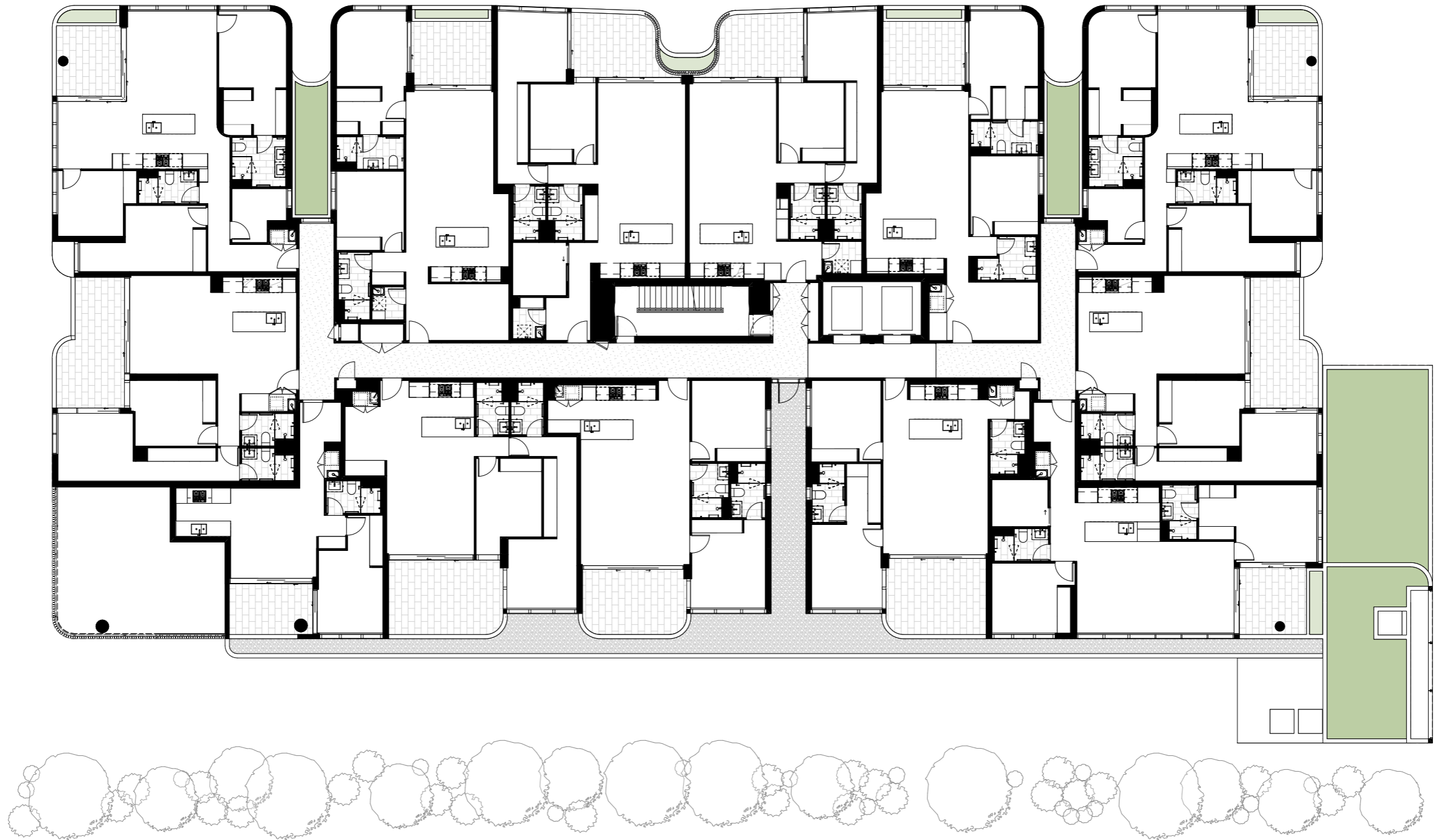
Level 2



LYTTON ROAD

NORTHCOTE STREET

HEIDELBERG STREET



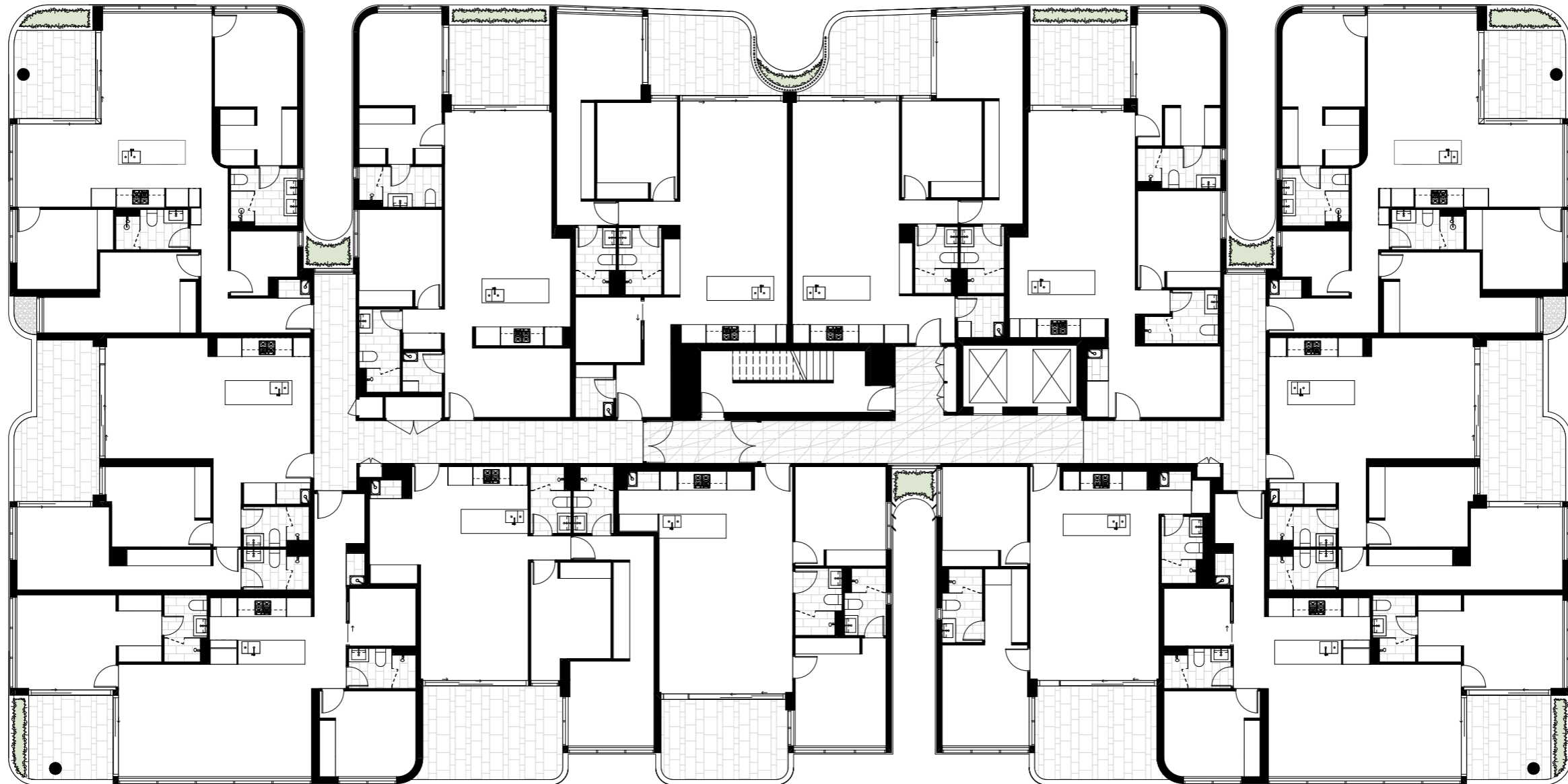
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Levels 3 to 5



LYTTON ROAD

NORTHCOTE STREET



HEIDELBERG STREET

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Levels 6 to 8



LYTTON ROAD

NORTHCOTE STREET



HEIDELBERG STREET

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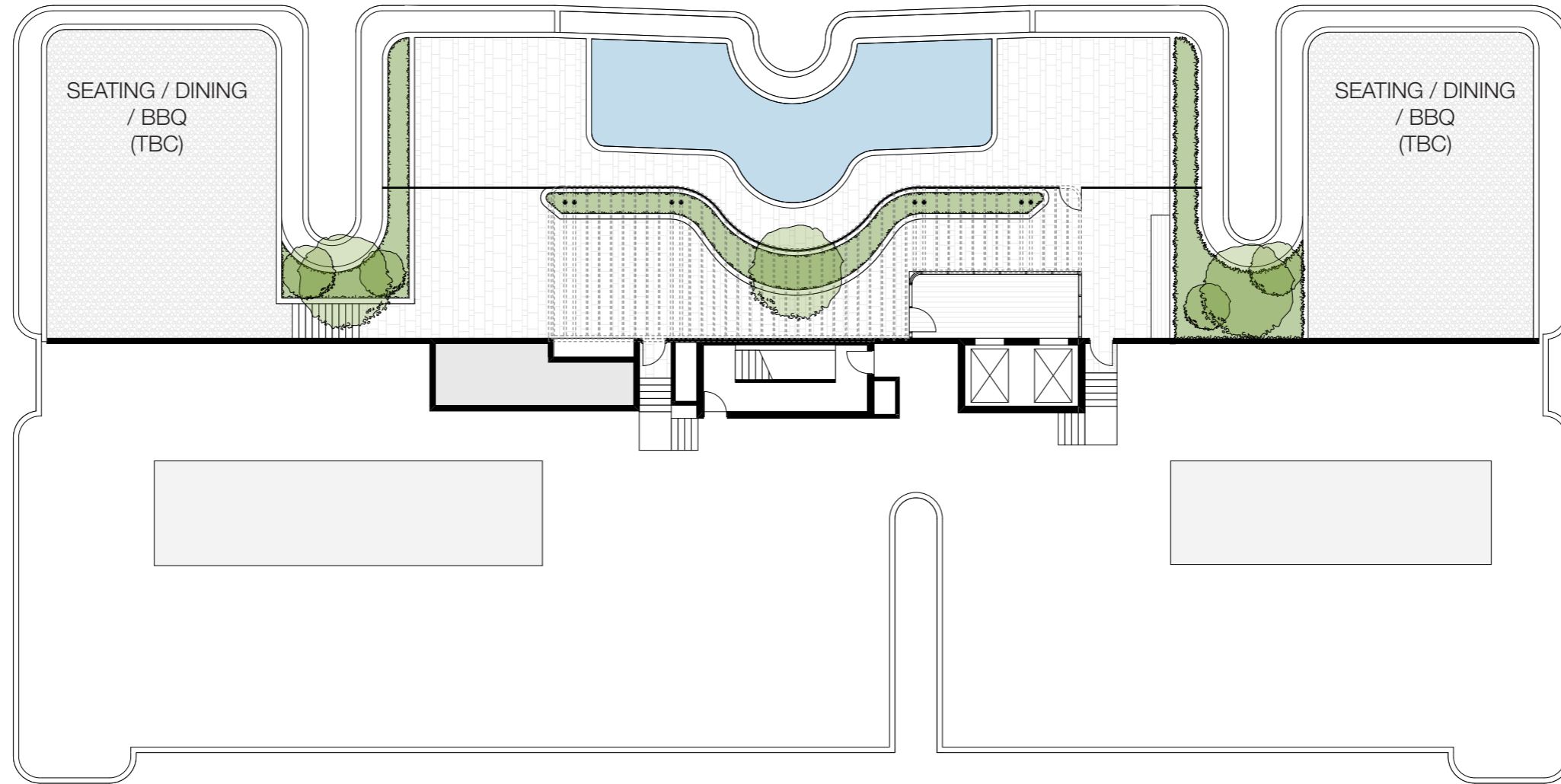
Rooftop



LYTTON ROAD

NORTHCOTE STREET

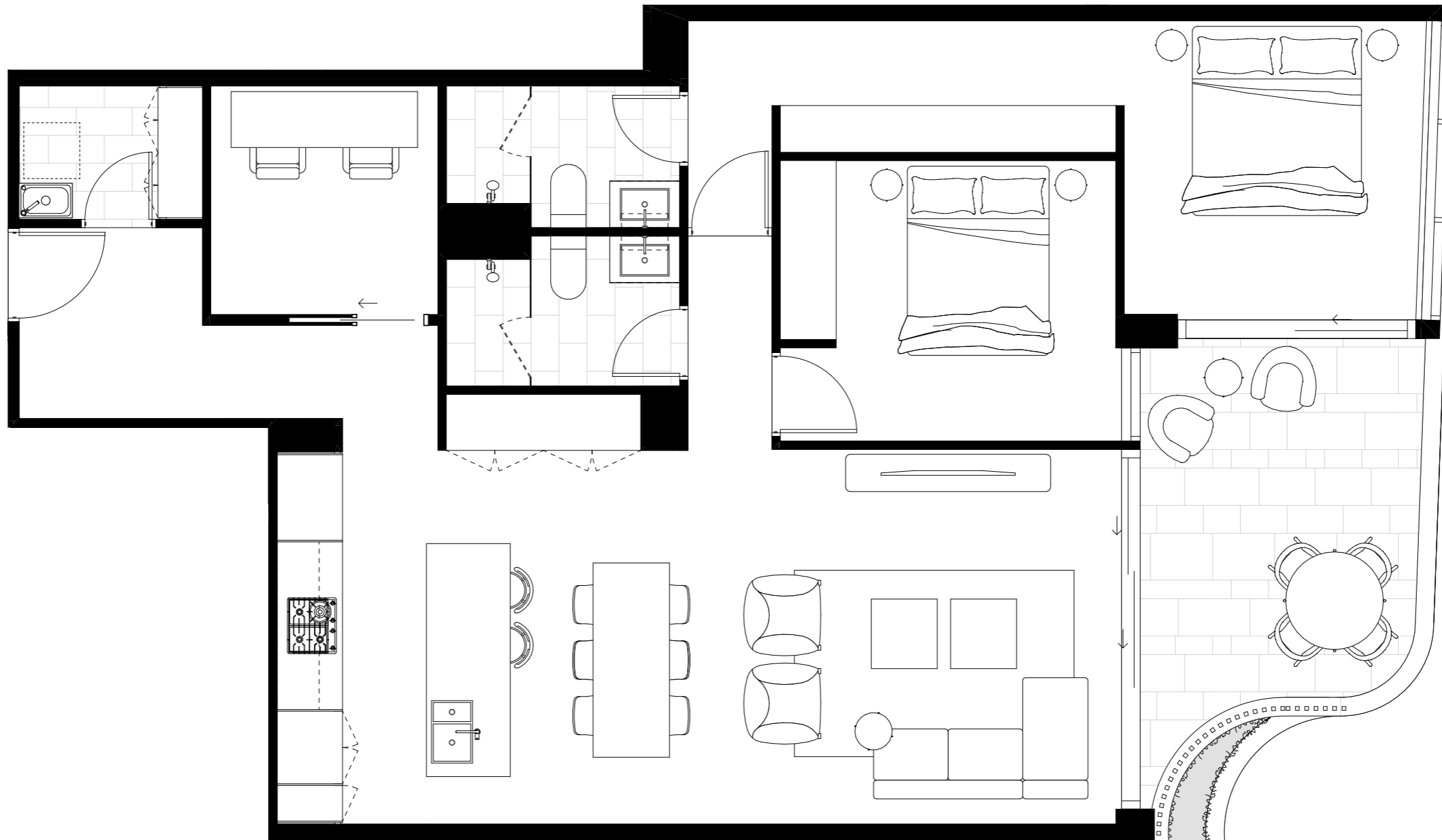
HEIDELBERG STREET



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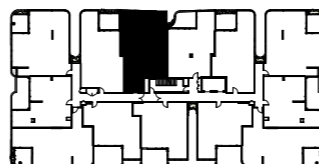


212 - 512



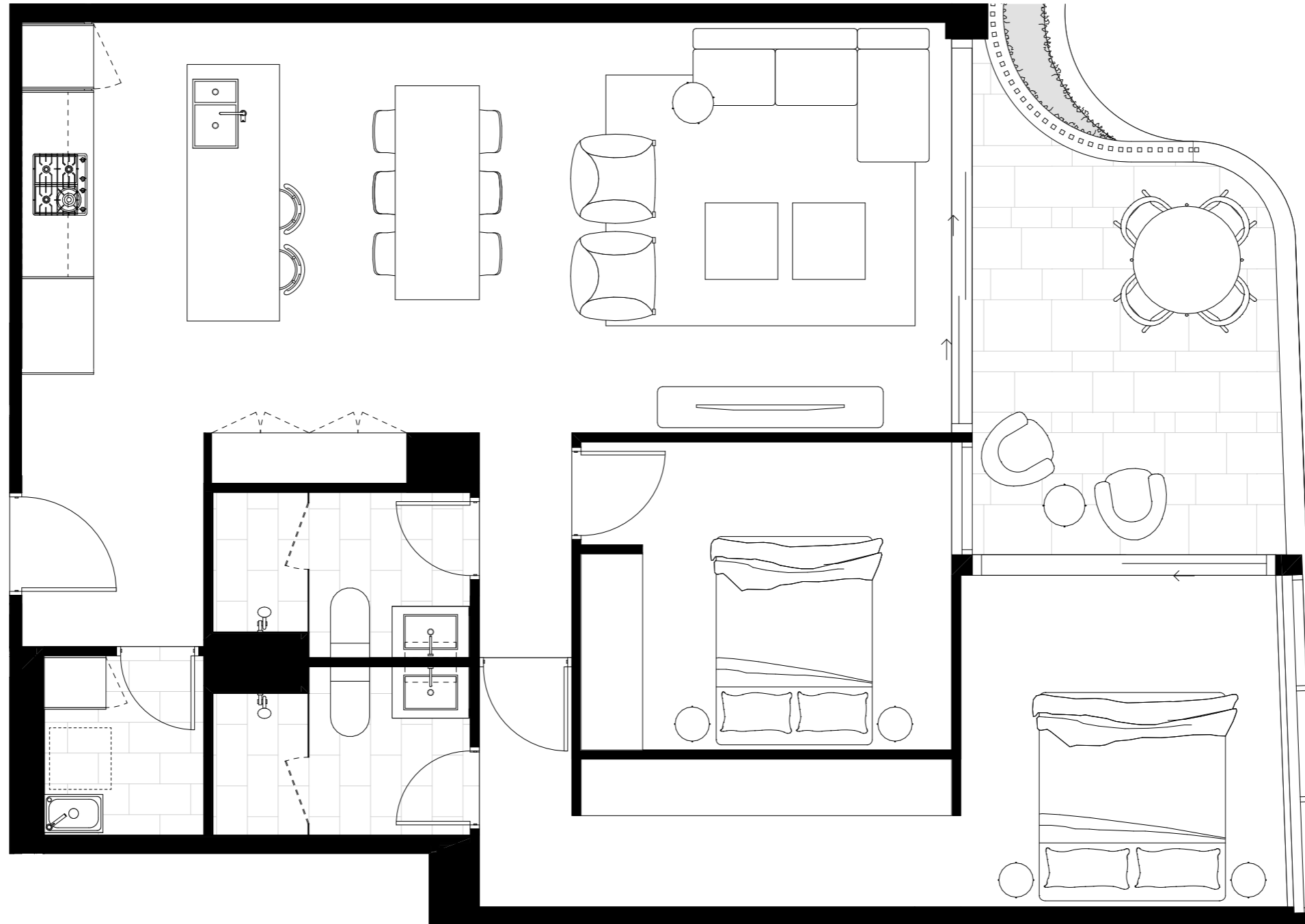
Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	100 sqm
External Area	14 sqm
Total Area	114 sqm



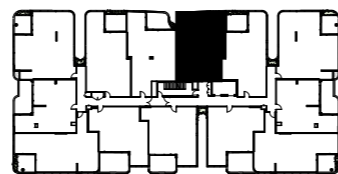
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213 - 513



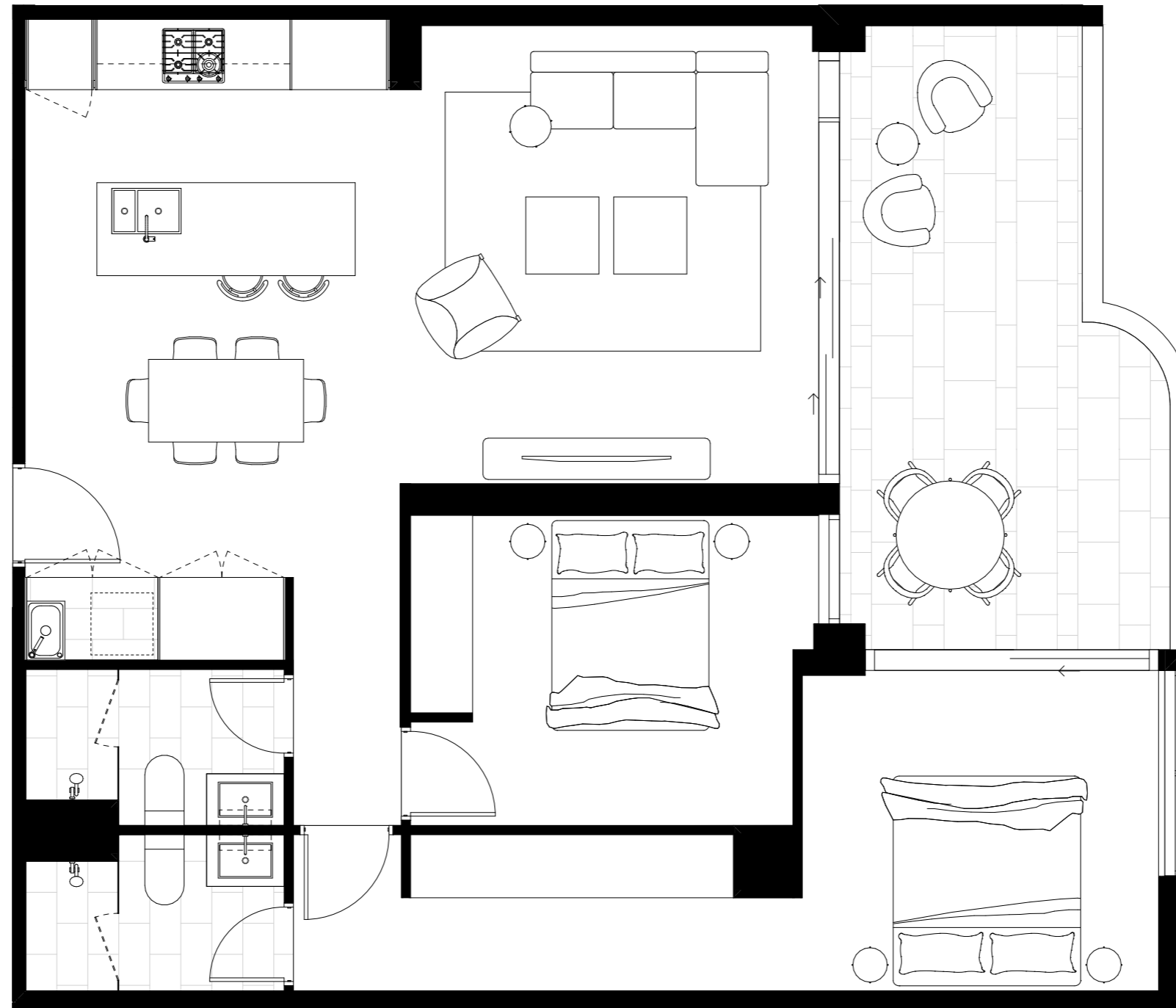
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	89 sqm
External Area	13 sqm
Total Area	102 sqm



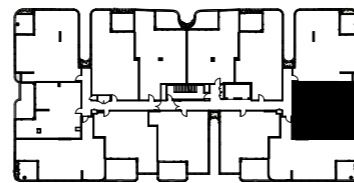
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203 - 503

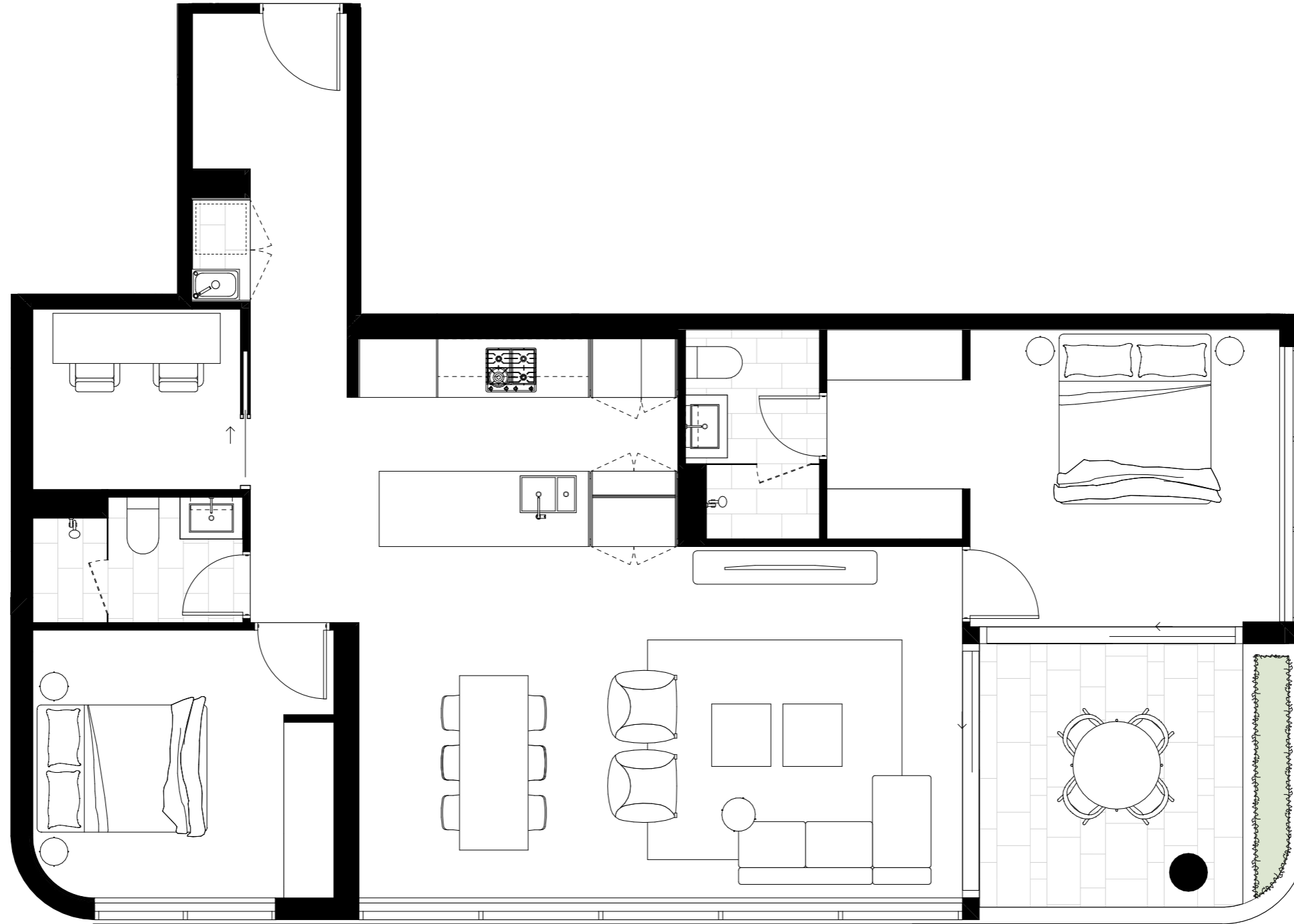


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	87 sqm
External Area	19 sqm
Total Area	106 sqm

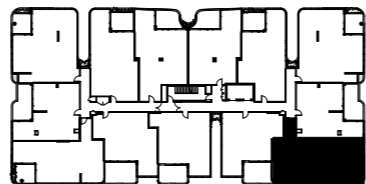


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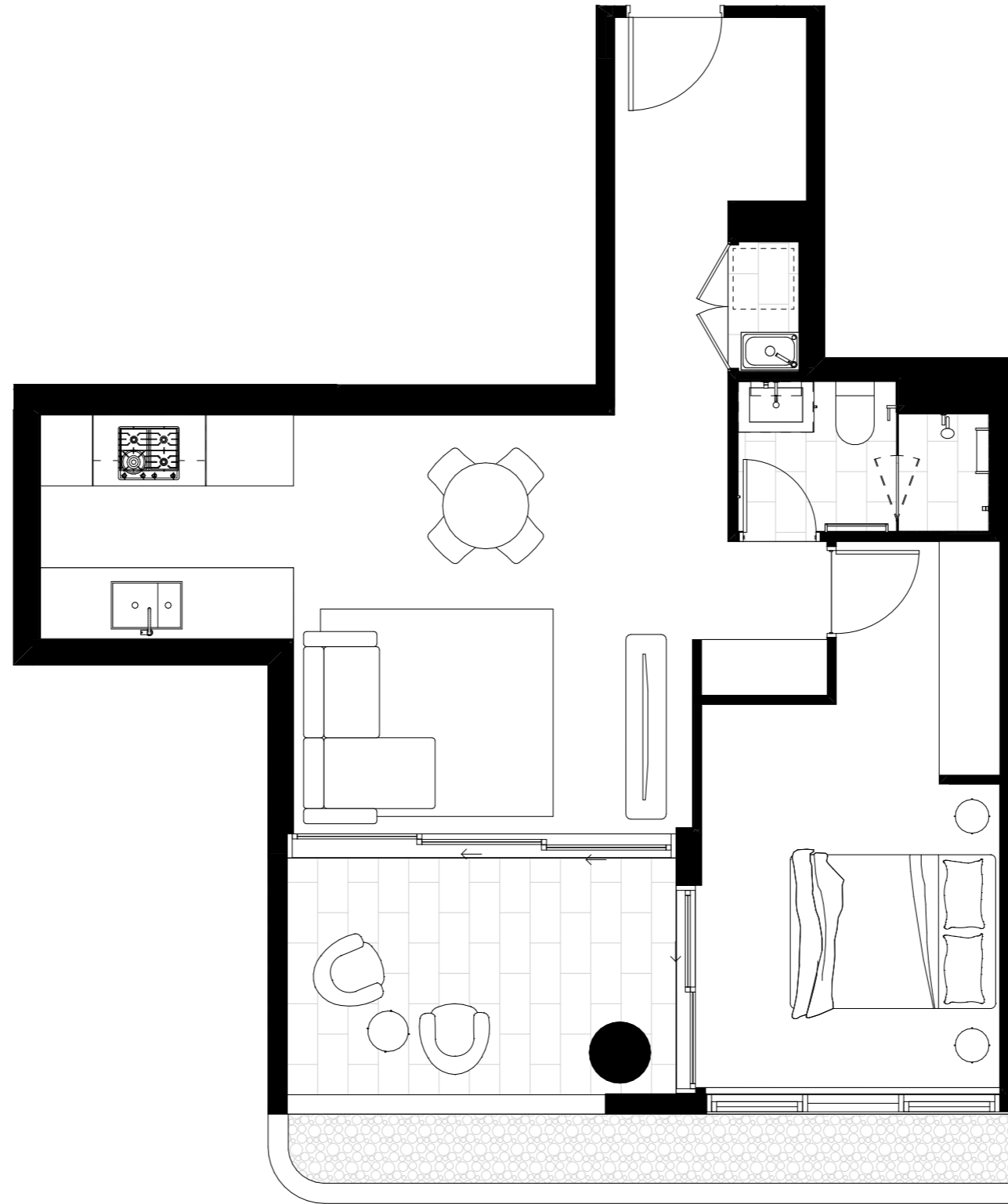
Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	102 sqm
External Area	12 sqm
Total Area	114 sqm



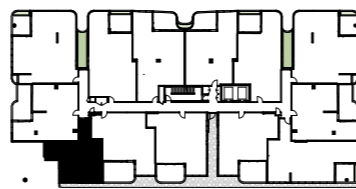
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208



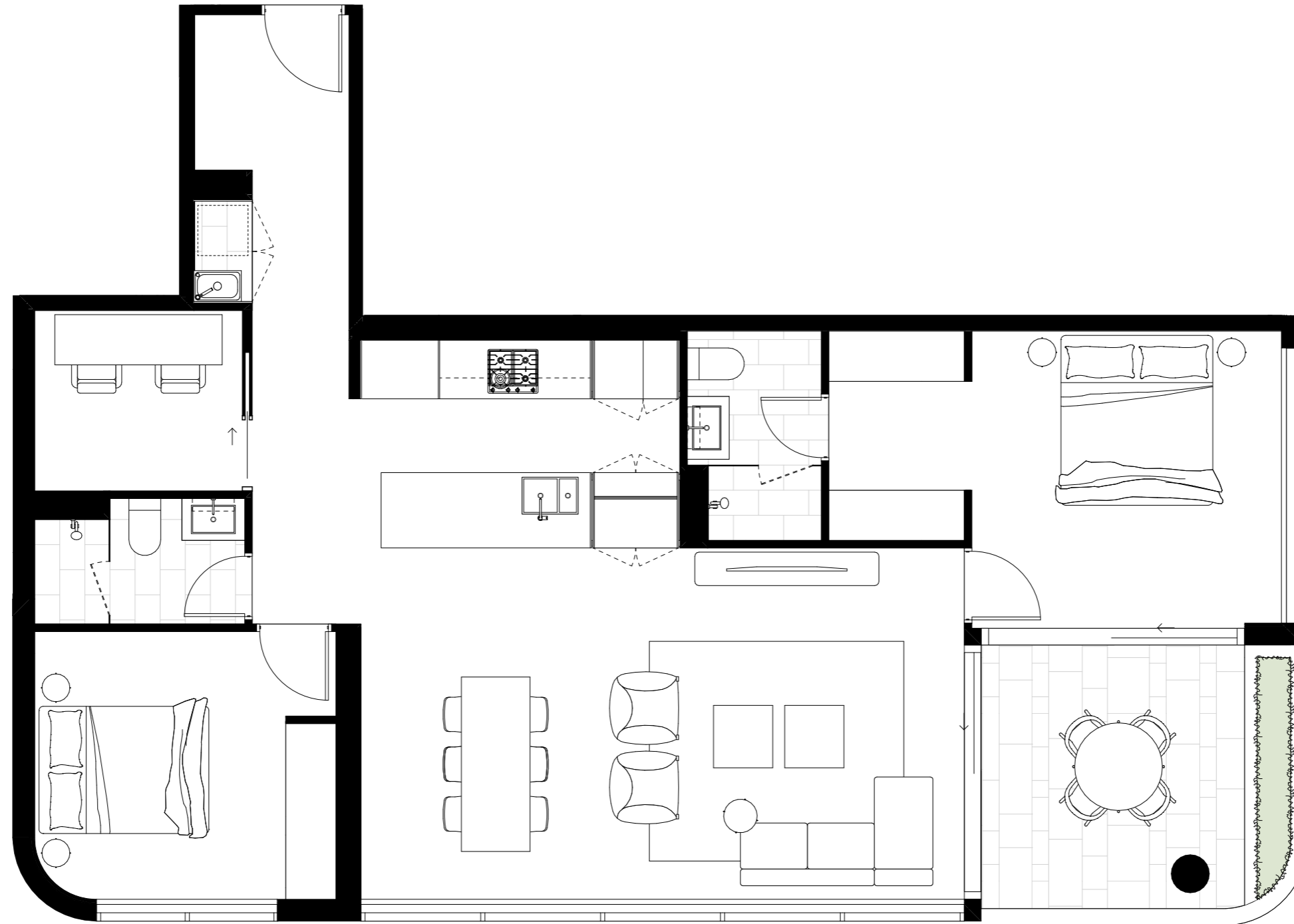
Bedrooms	1
Bathrooms	1
Car Spaces	1

Internal Area	55 sqm
External Area	10 sqm



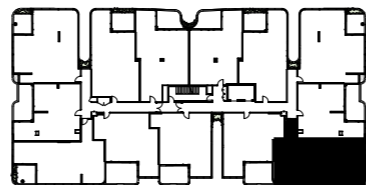
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304 - 504



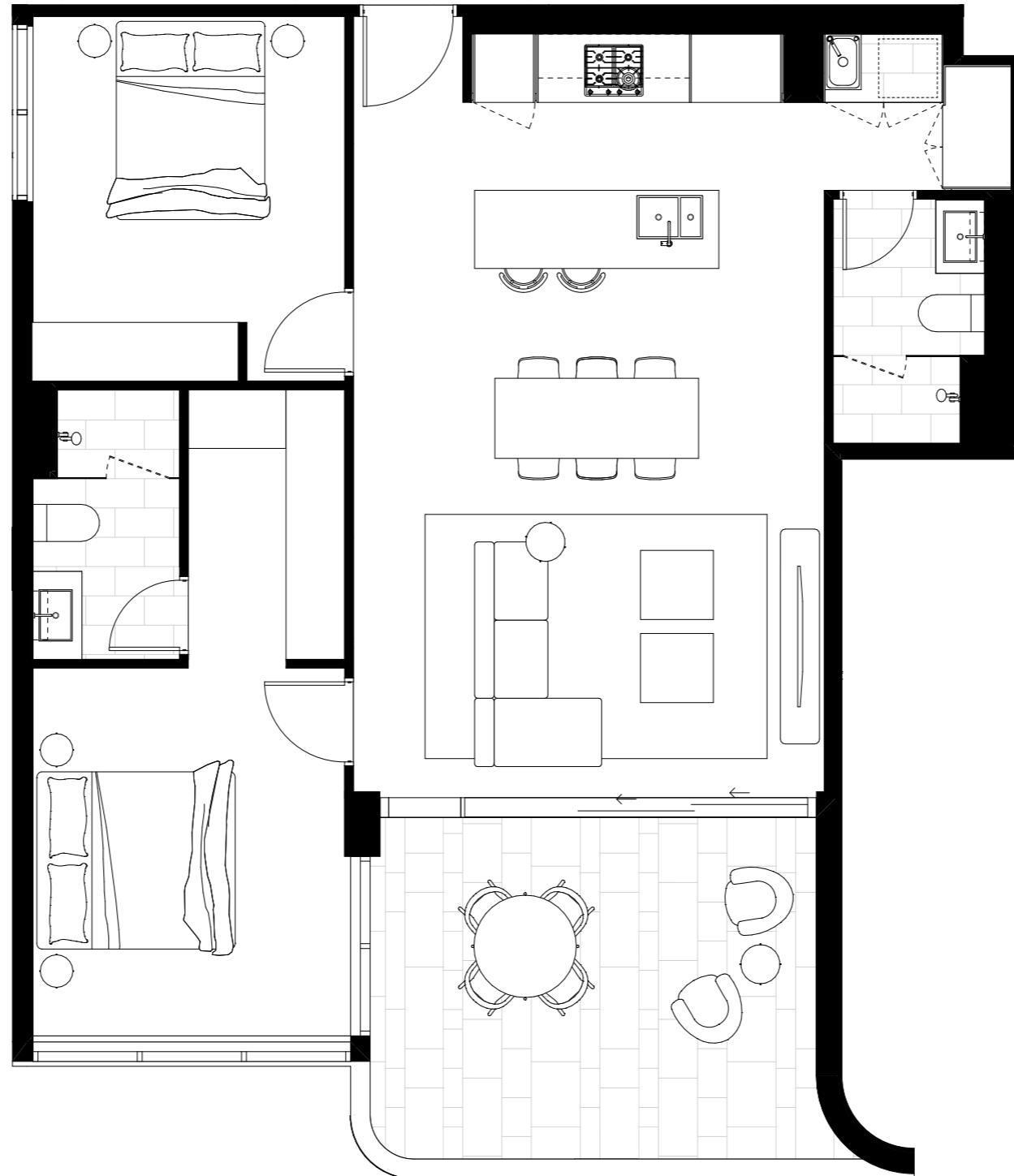
Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	102 sqm
External Area	11 sqm
Total Area	113 sqm



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205 - 505



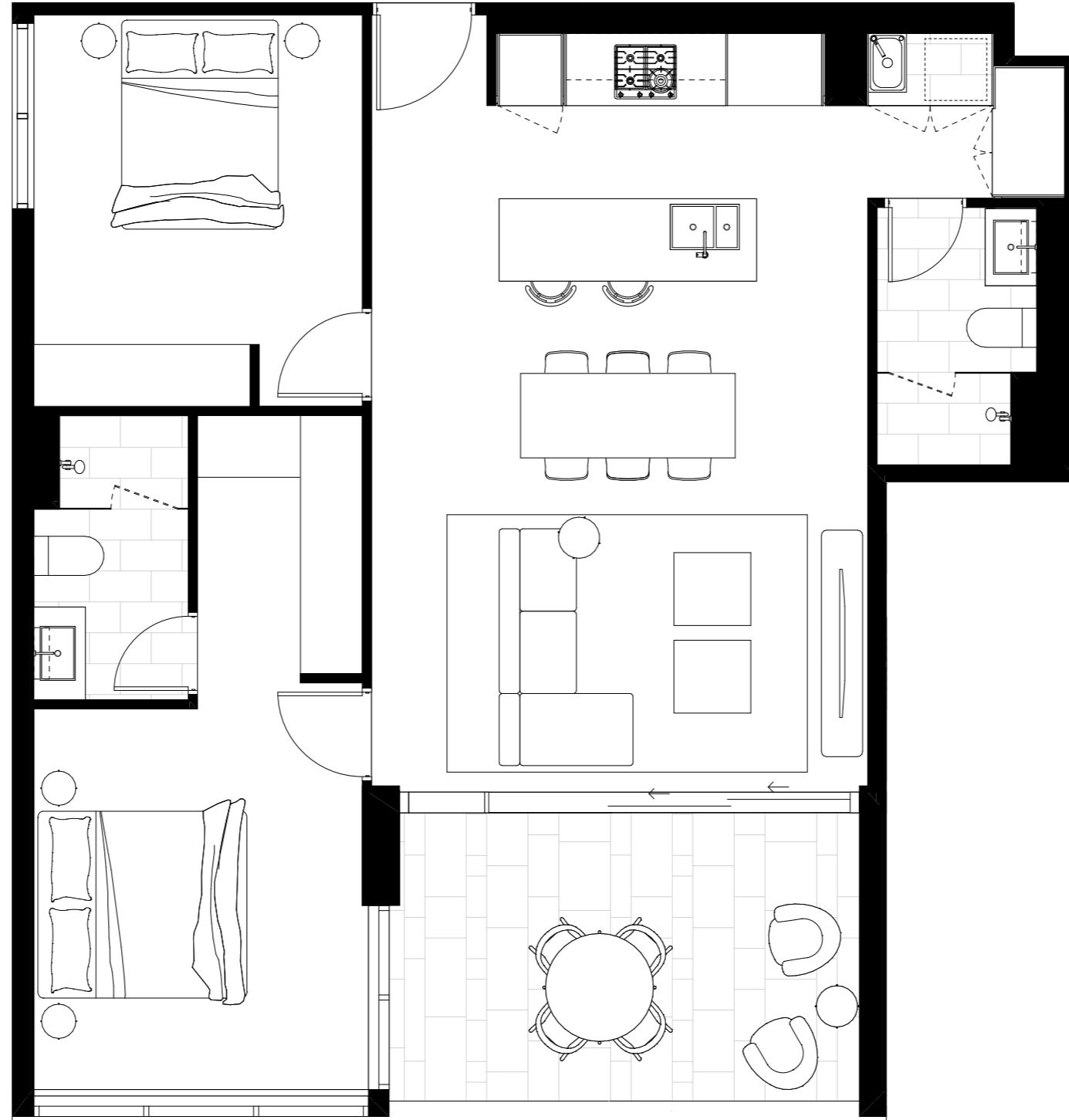
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	85 sqm
External Area	18 sqm
Total Area	103 sqm



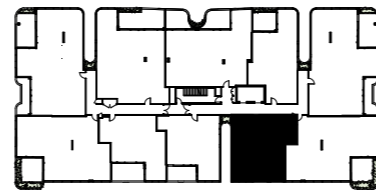
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604 - 804



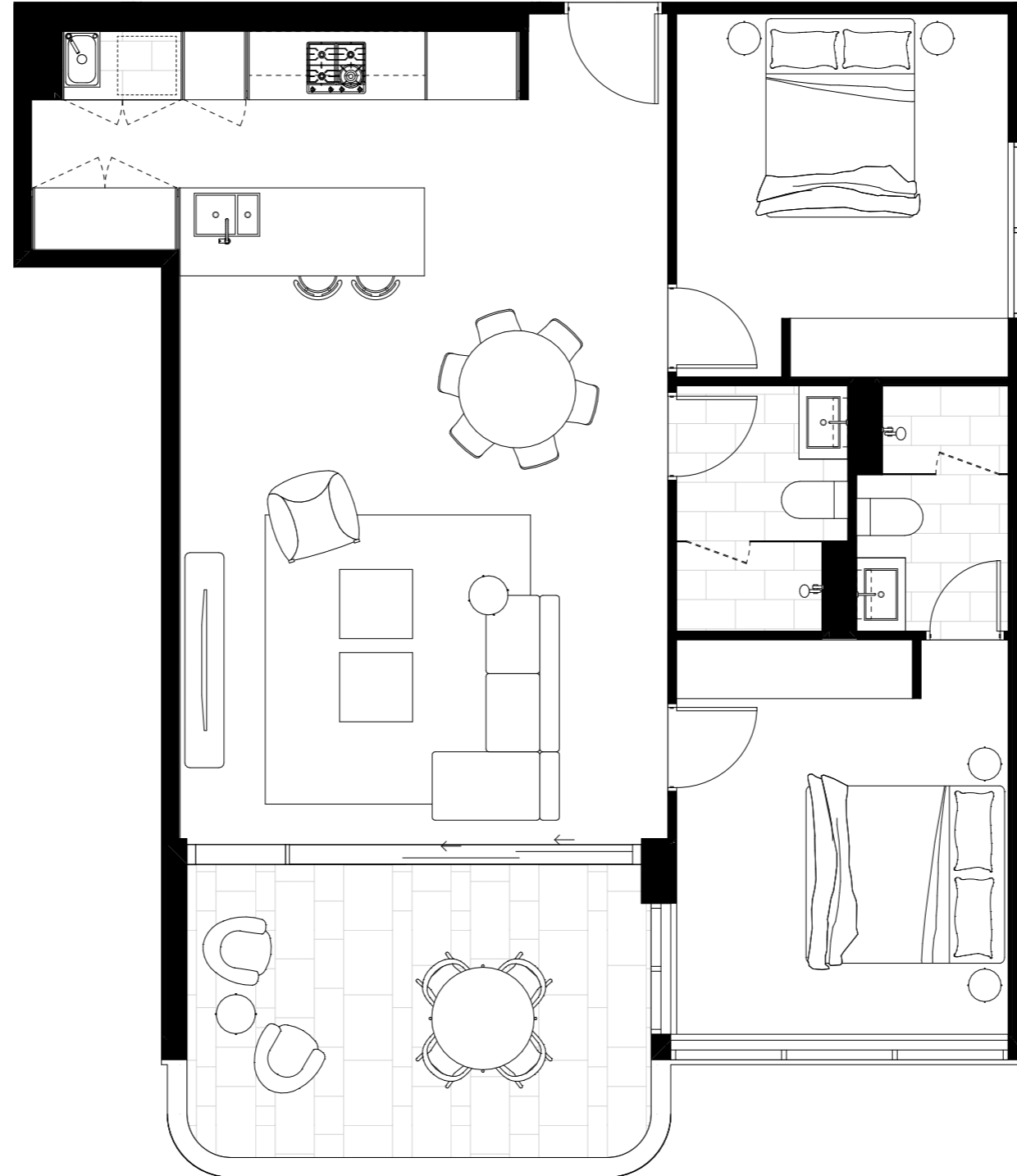
Bedrooms	2
Bathrooms	2
Car Spaces	2

Internal Area	82 sqm
External Area	14 sqm
Total Area	96 sqm



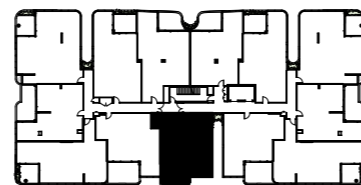
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206 - 506



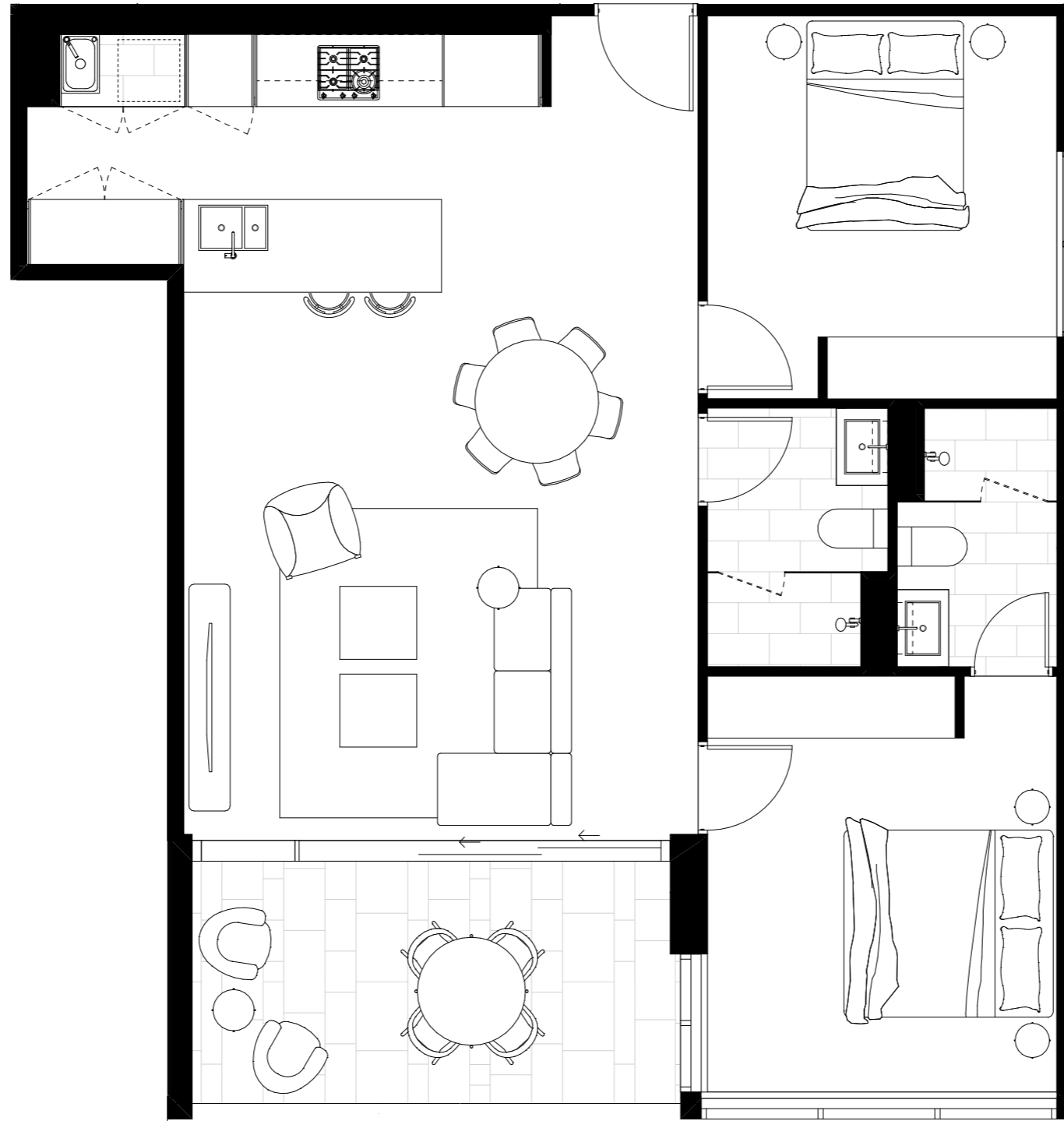
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	86 sqm
External Area	16 sqm
Total Area	102 sqm



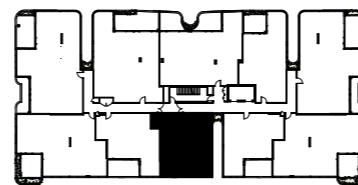
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605 - 805



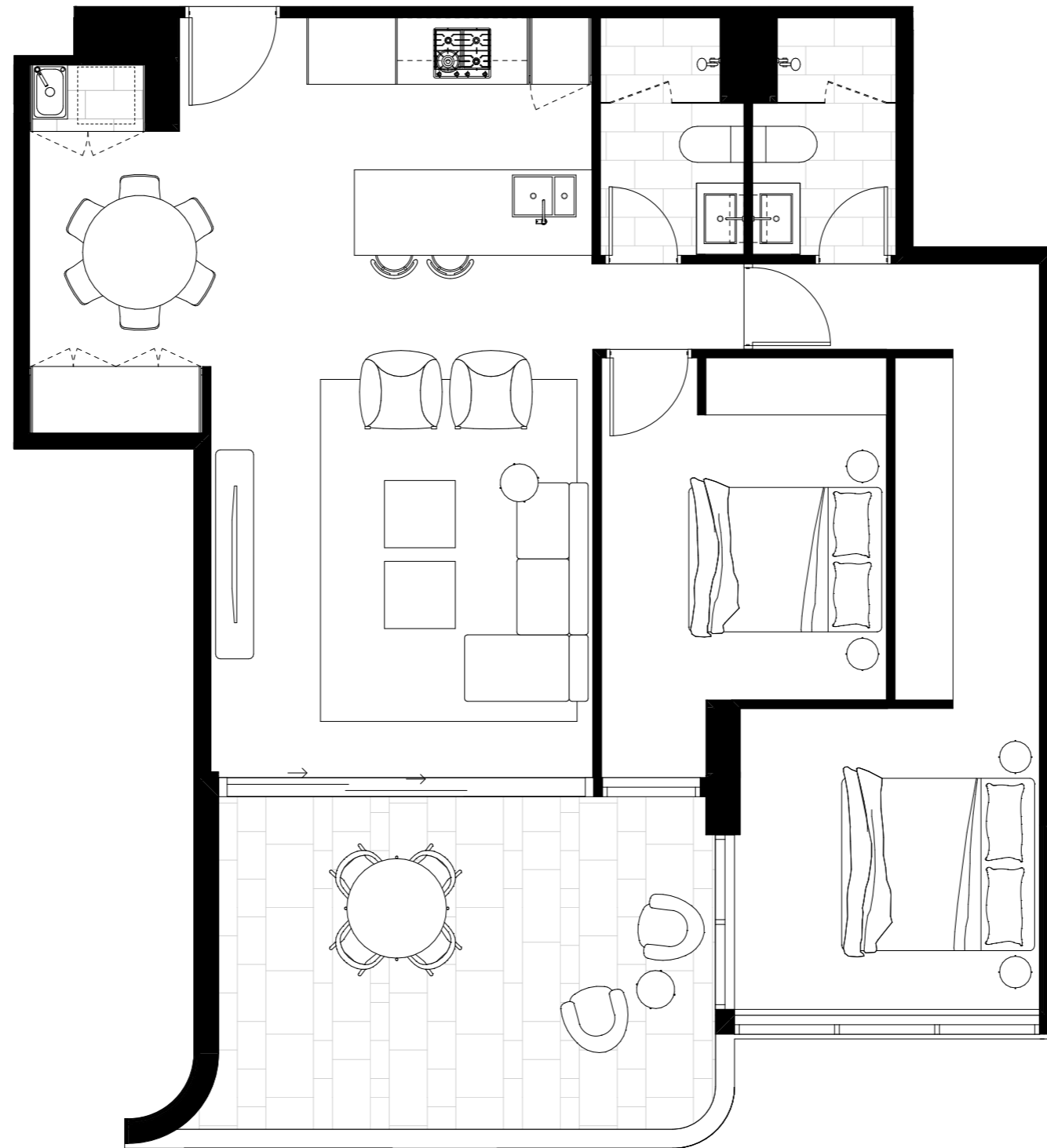
Bedrooms	2
Bathrooms	2
Car Spaces	2

Internal Area	84 sqm
External Area	13 sqm
Total Area	97 sqm



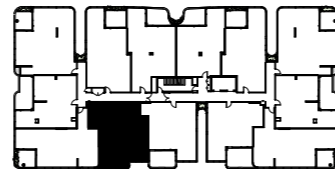
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207



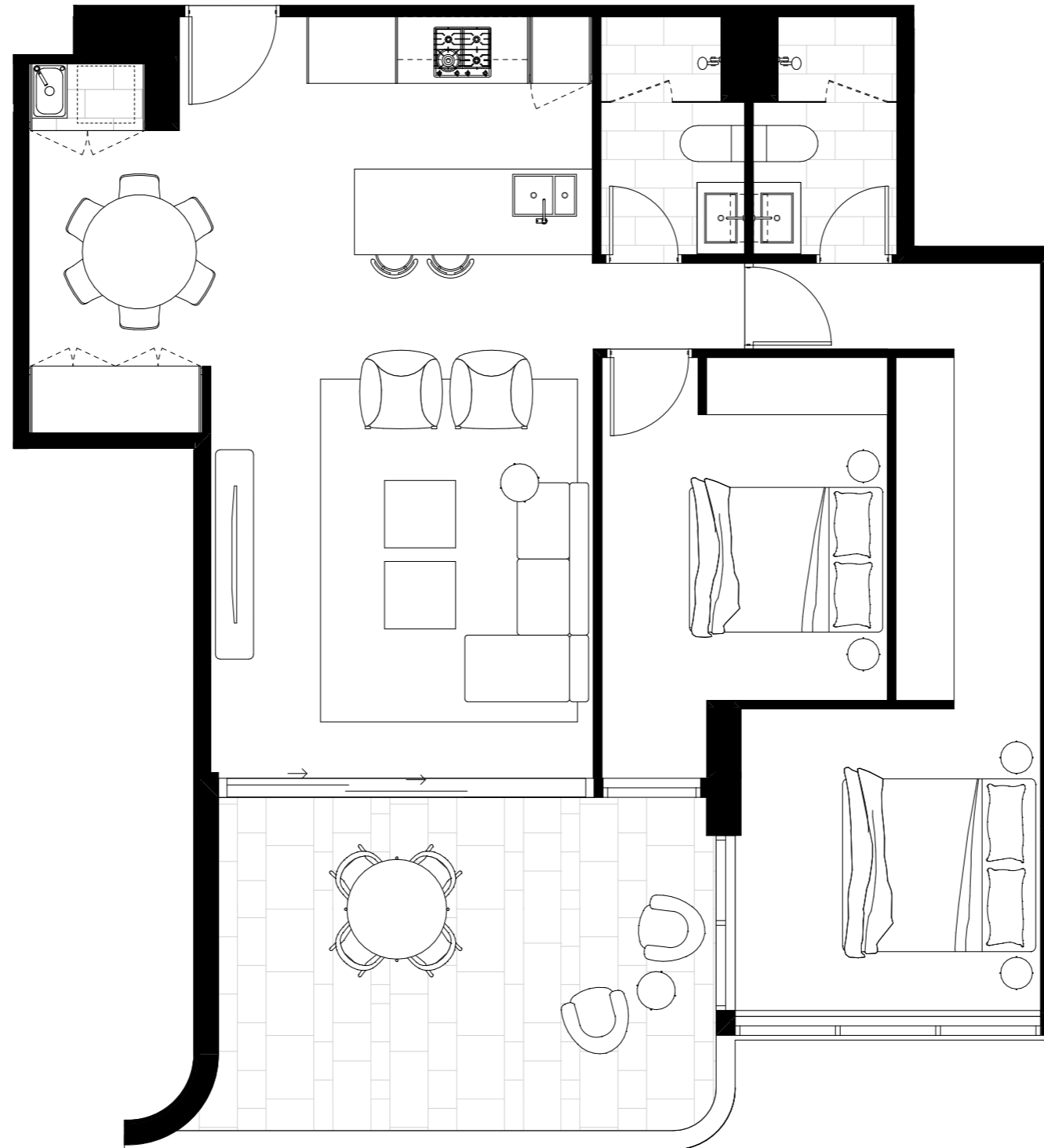
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	86 sqm
External Area	20 sqm
Total Area	106 sqm



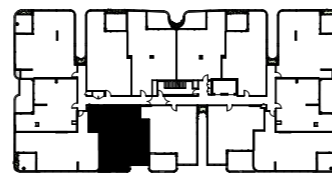
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307 - 507



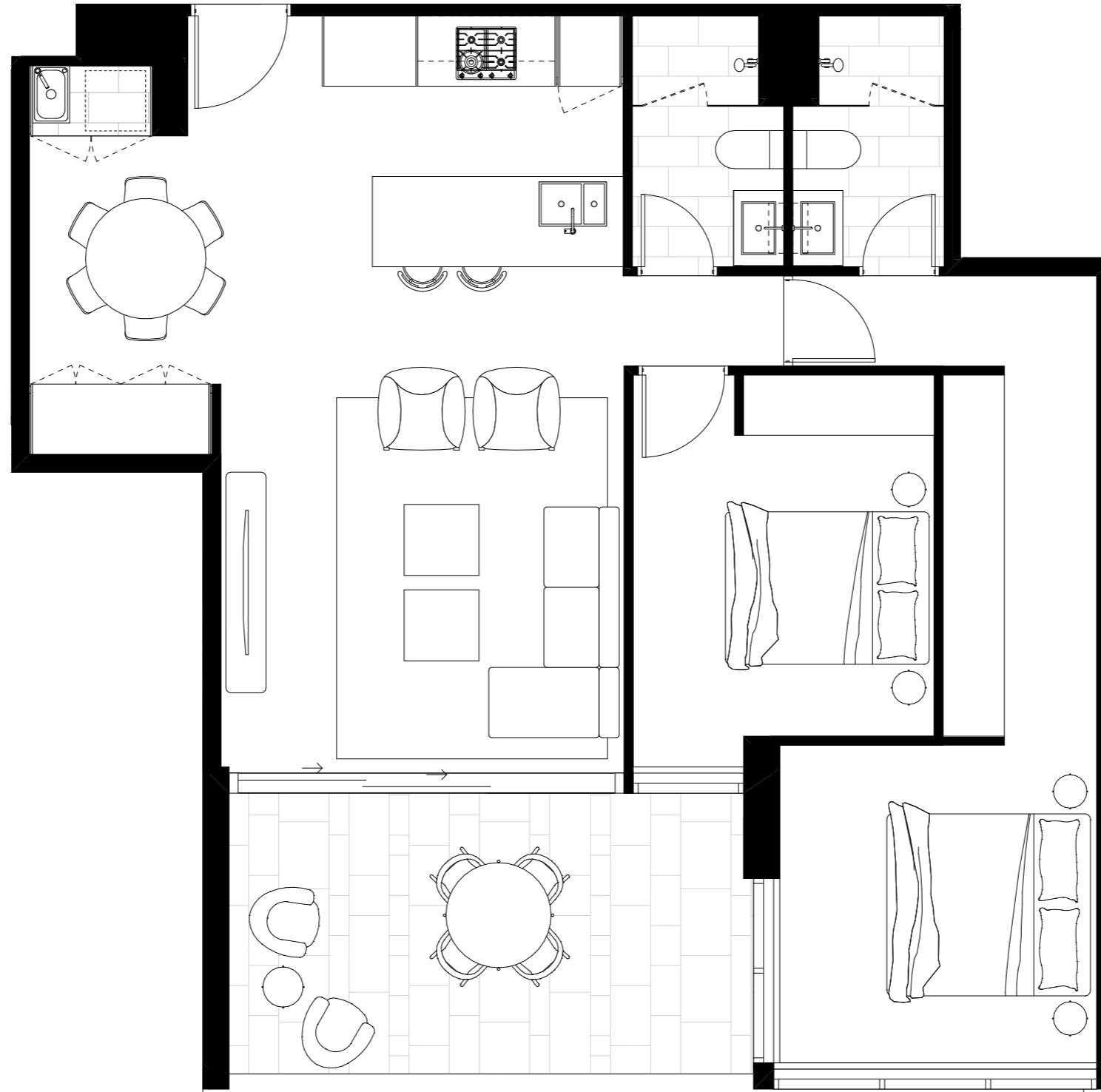
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	85 sqm
External Area	20 sqm
Total Area	105 sqm



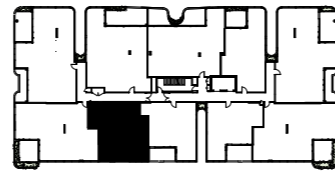
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606 - 806



Bedrooms	2
Bathrooms	2
Car Spaces	2

Internal Area	83 sqm
External Area	16 sqm
Total Area	99 sqm



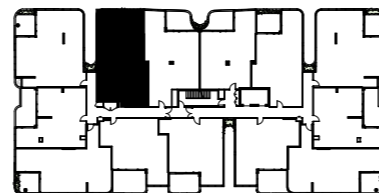
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211 - 511



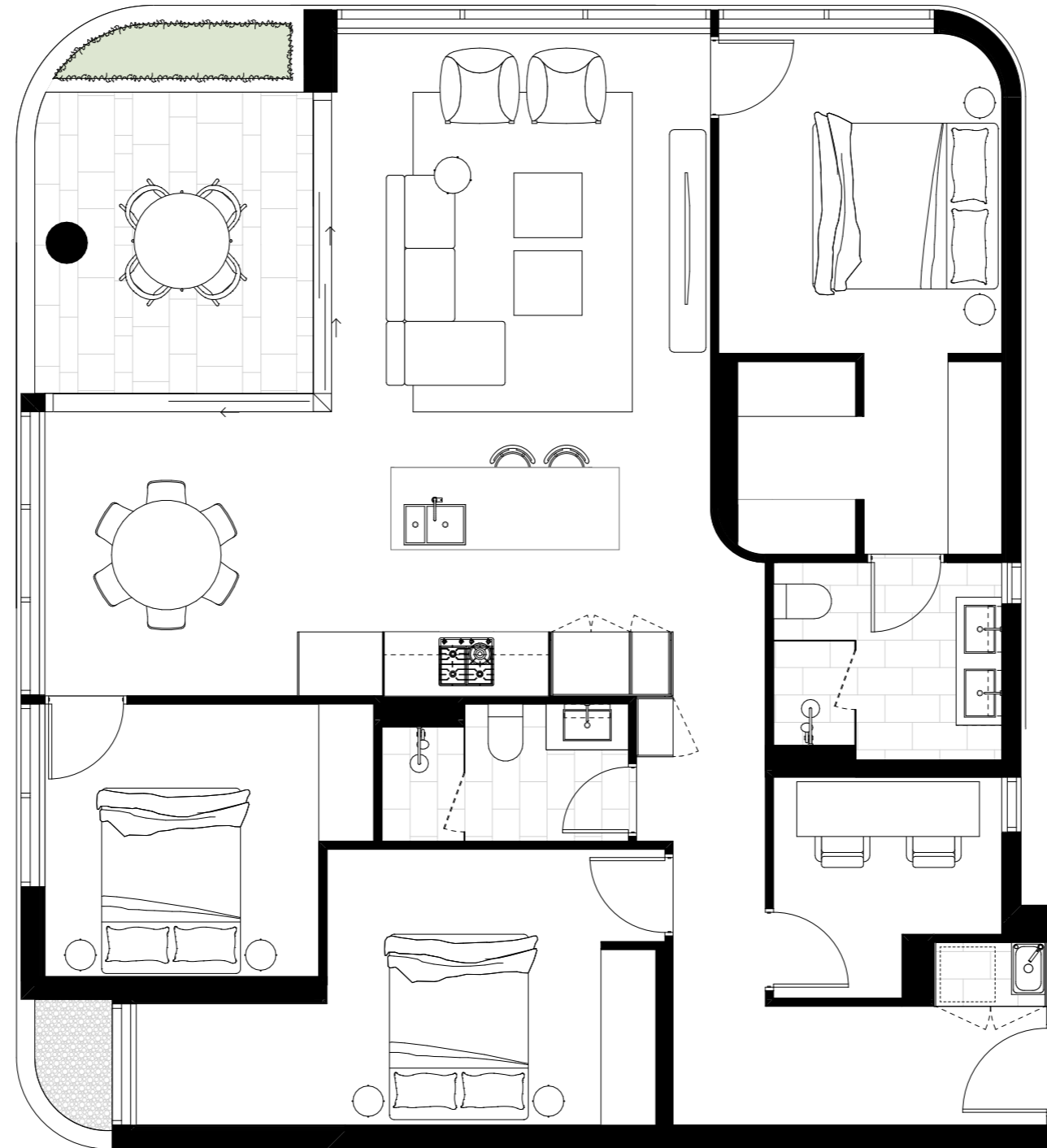
Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	100 sqm
External Area	13 sqm
Total Area	113 sqm



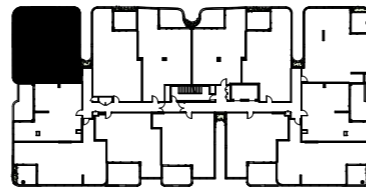
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

210 - 510



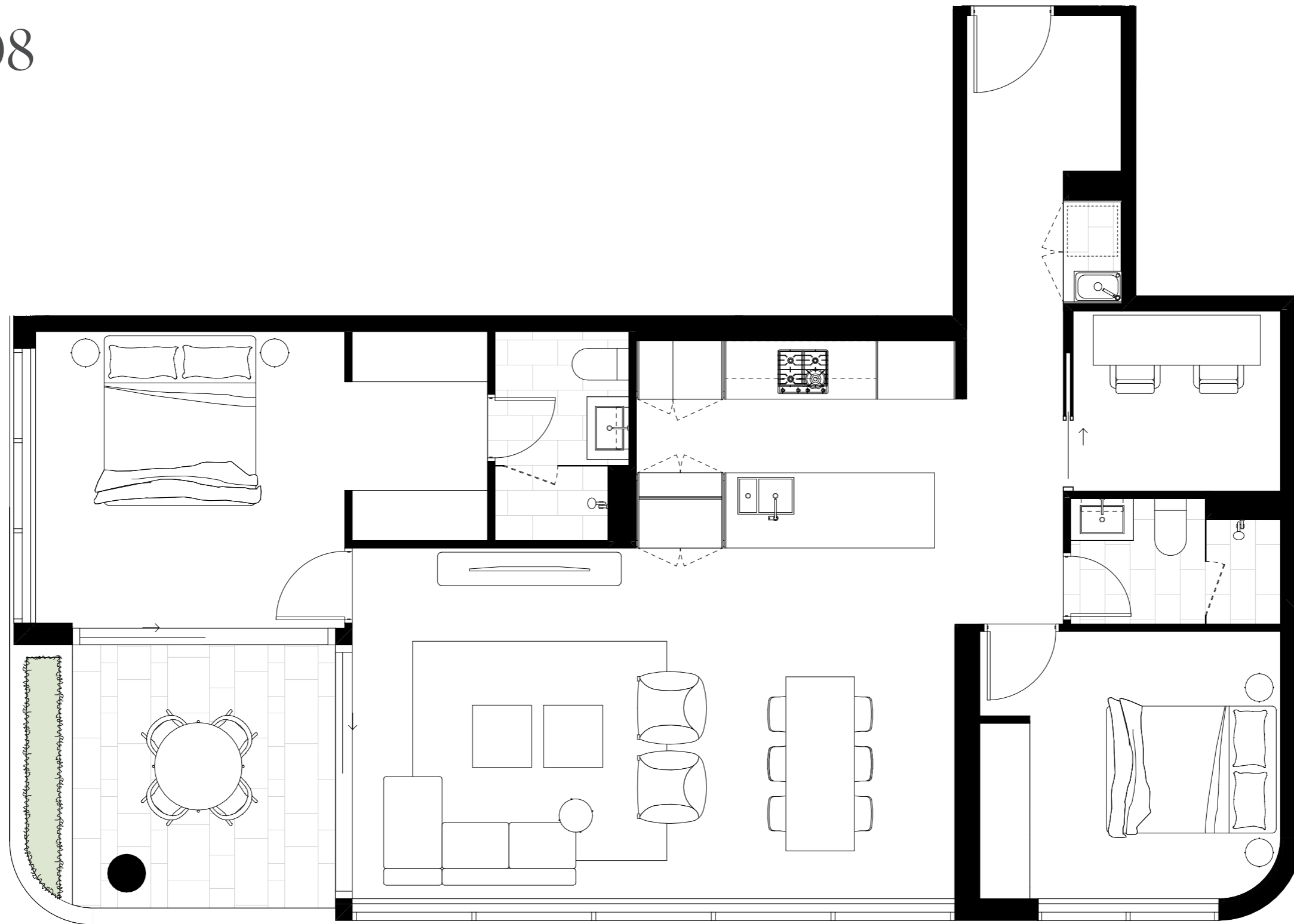
Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	118 sqm
External Area	11 sqm
Total Area	129 sqm



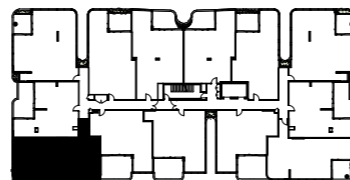
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

308 - 508

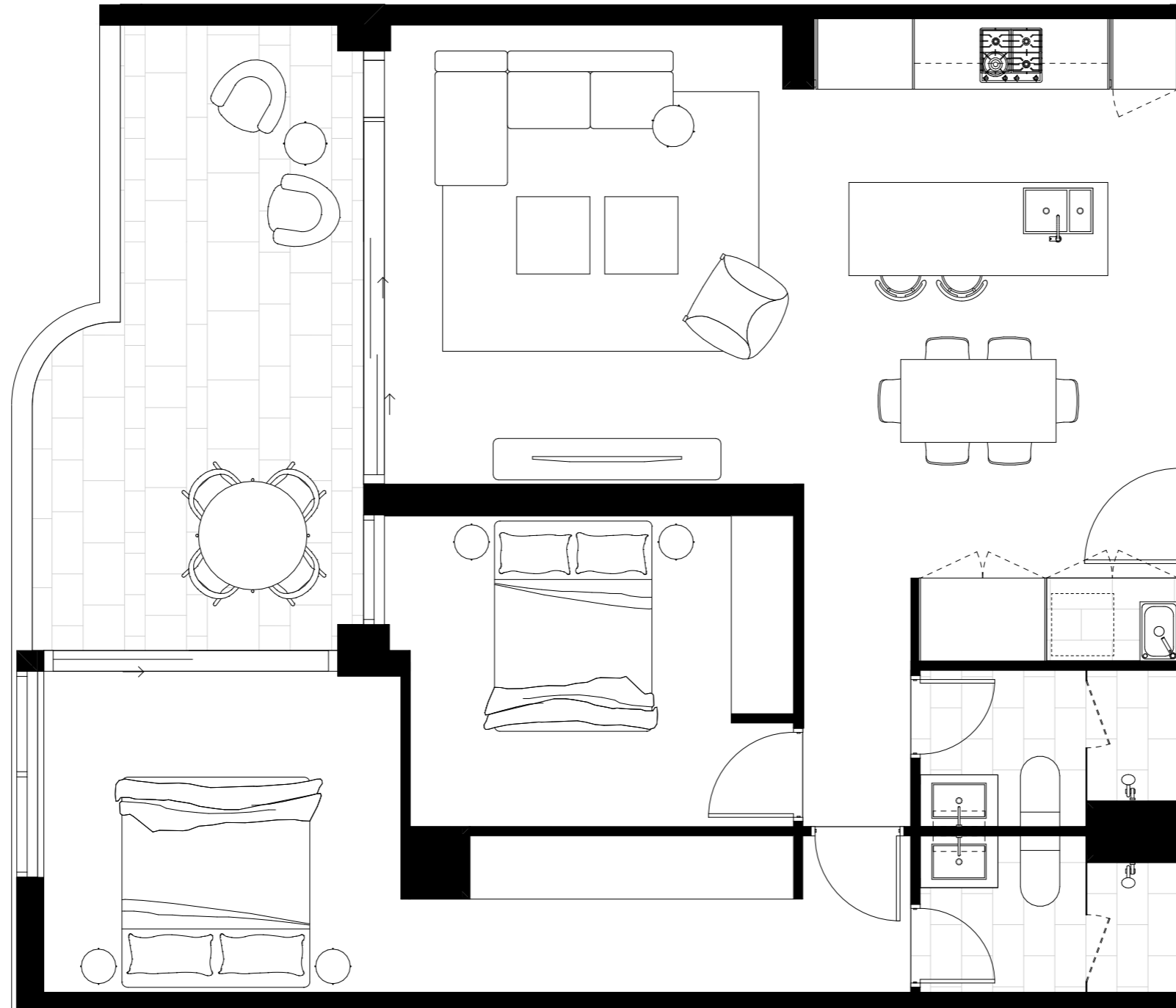


Bedrooms	2
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	102 sqm
External Area	11 sqm
Total Area	113 sqm

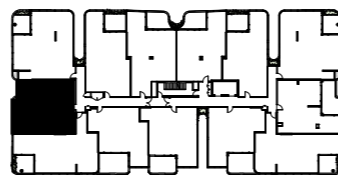


Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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



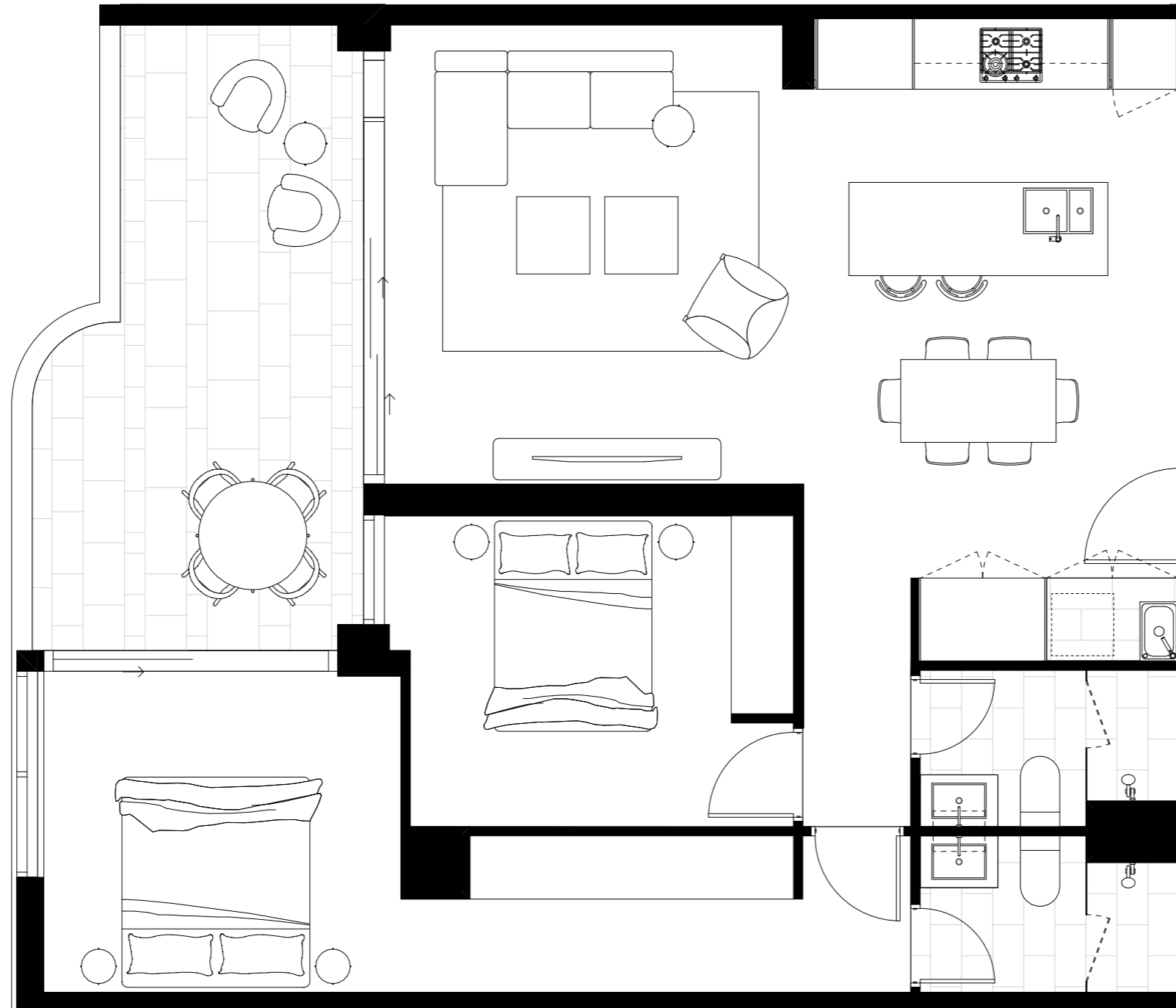
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	87 sqm
External Area	19 sqm
Total Area	106 sqm



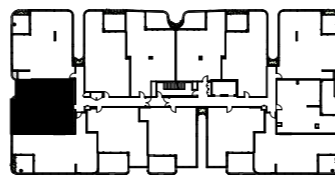
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

309 - 509



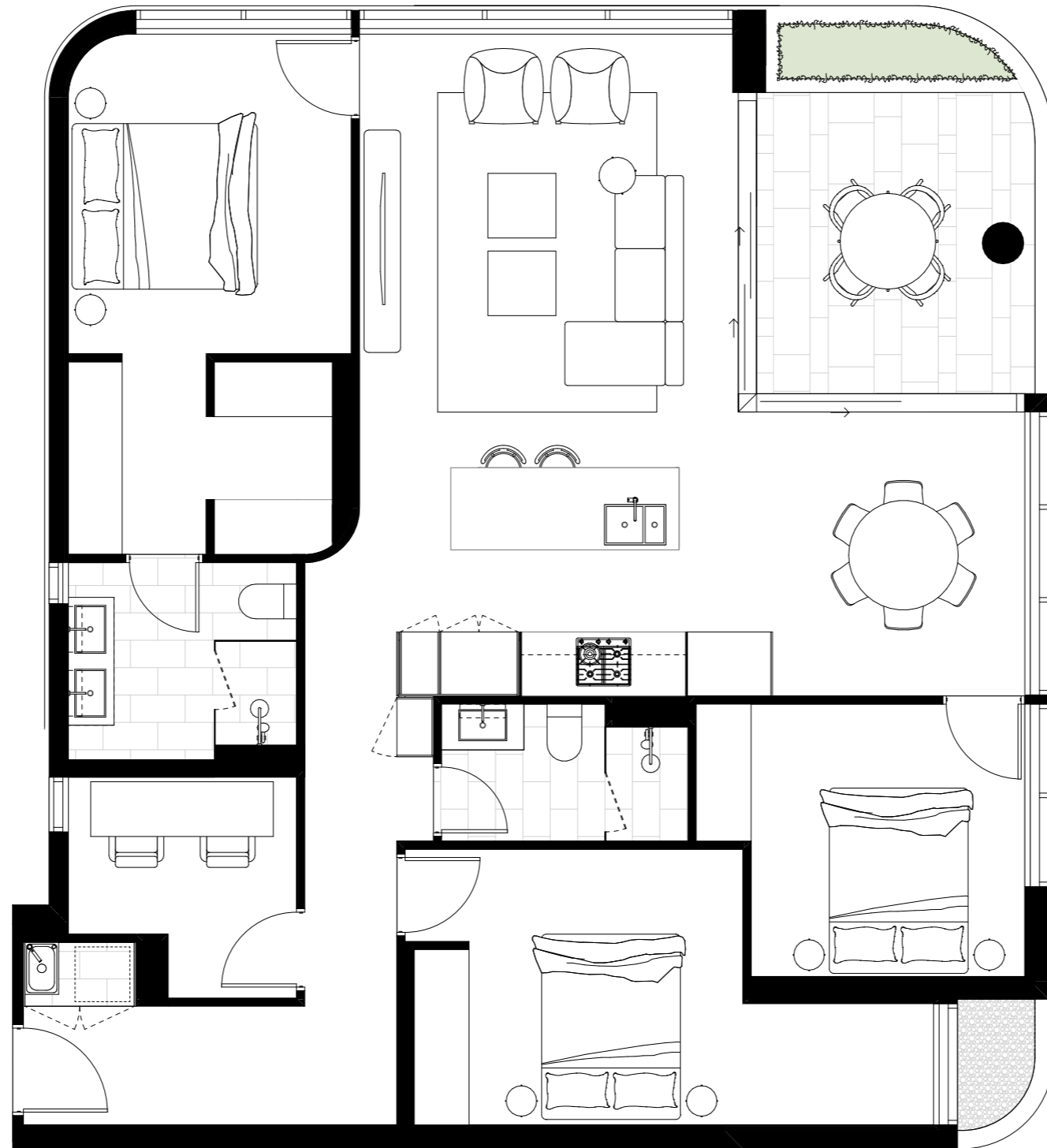
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	86 sqm
External Area	19 sqm
Total Area	105 sqm



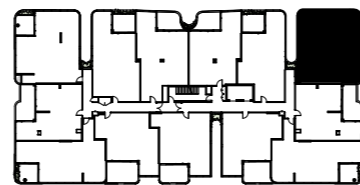
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

202 - 502



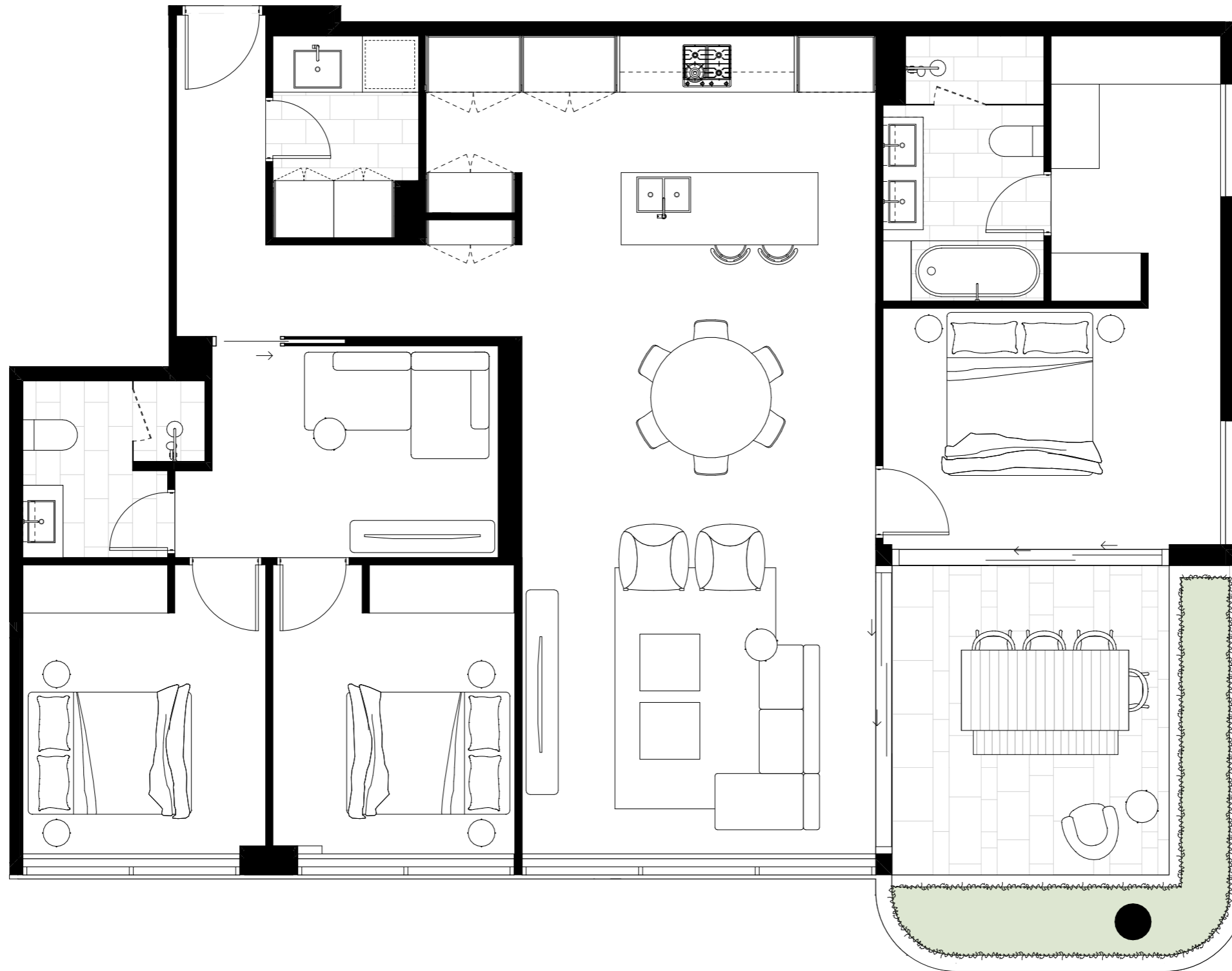
Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	118 sqm
External Area	11 sqm
Total Area	129 sqm



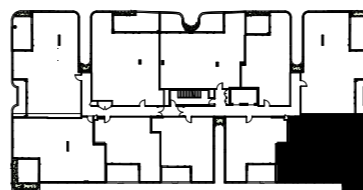
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

603 - 803



Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	134 sqm
External Area	15 sqm
Total Area	149 sqm



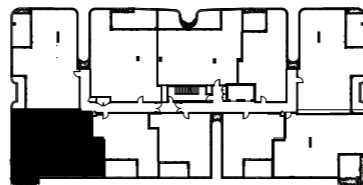
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

607 - 807



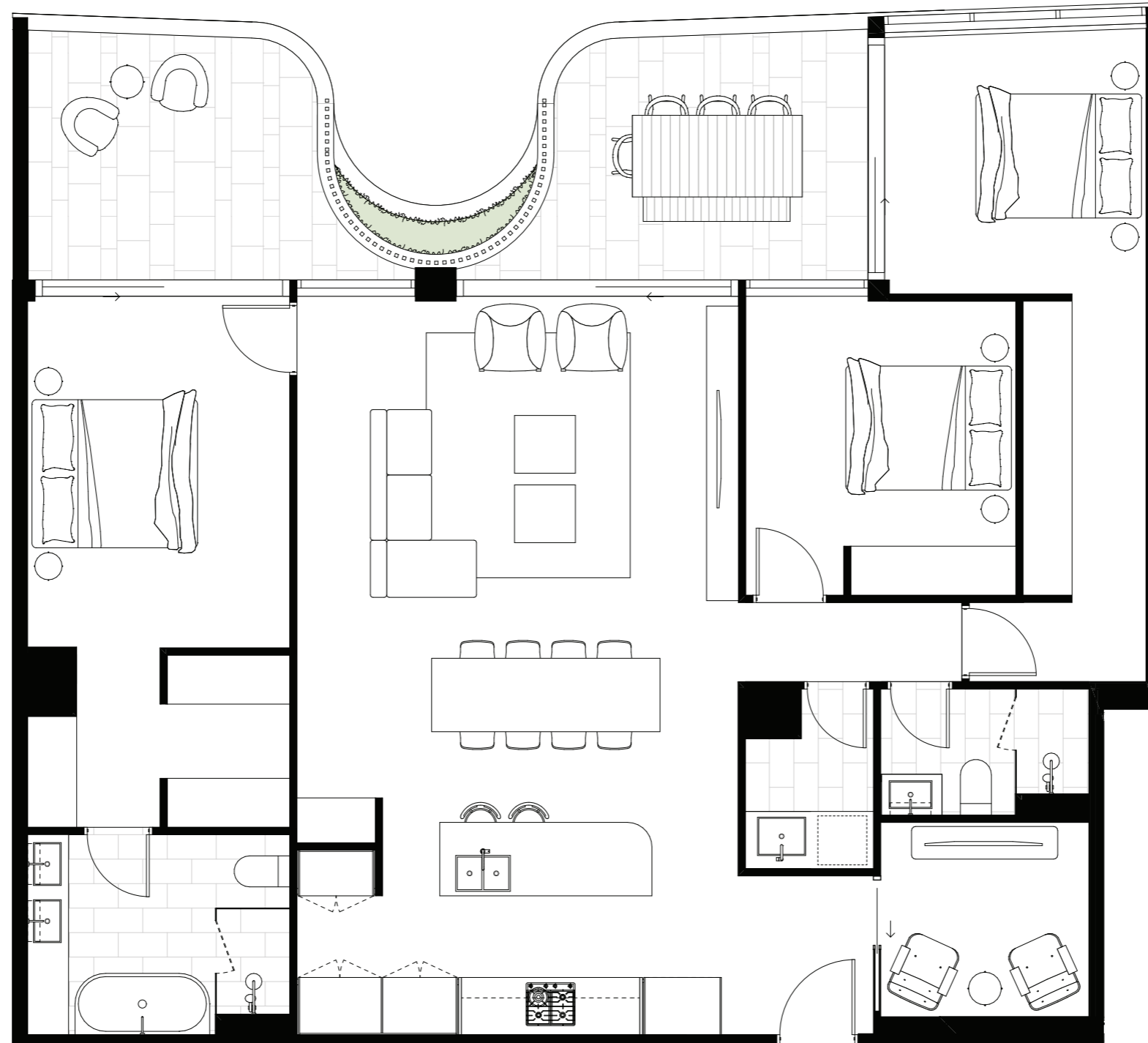
Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	2

Internal Area	134 sqm
External Area	15 sqm
Total Area	149 sqm



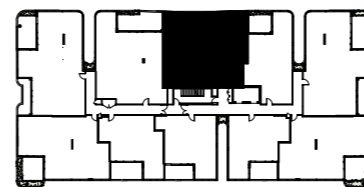
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

610 - 810



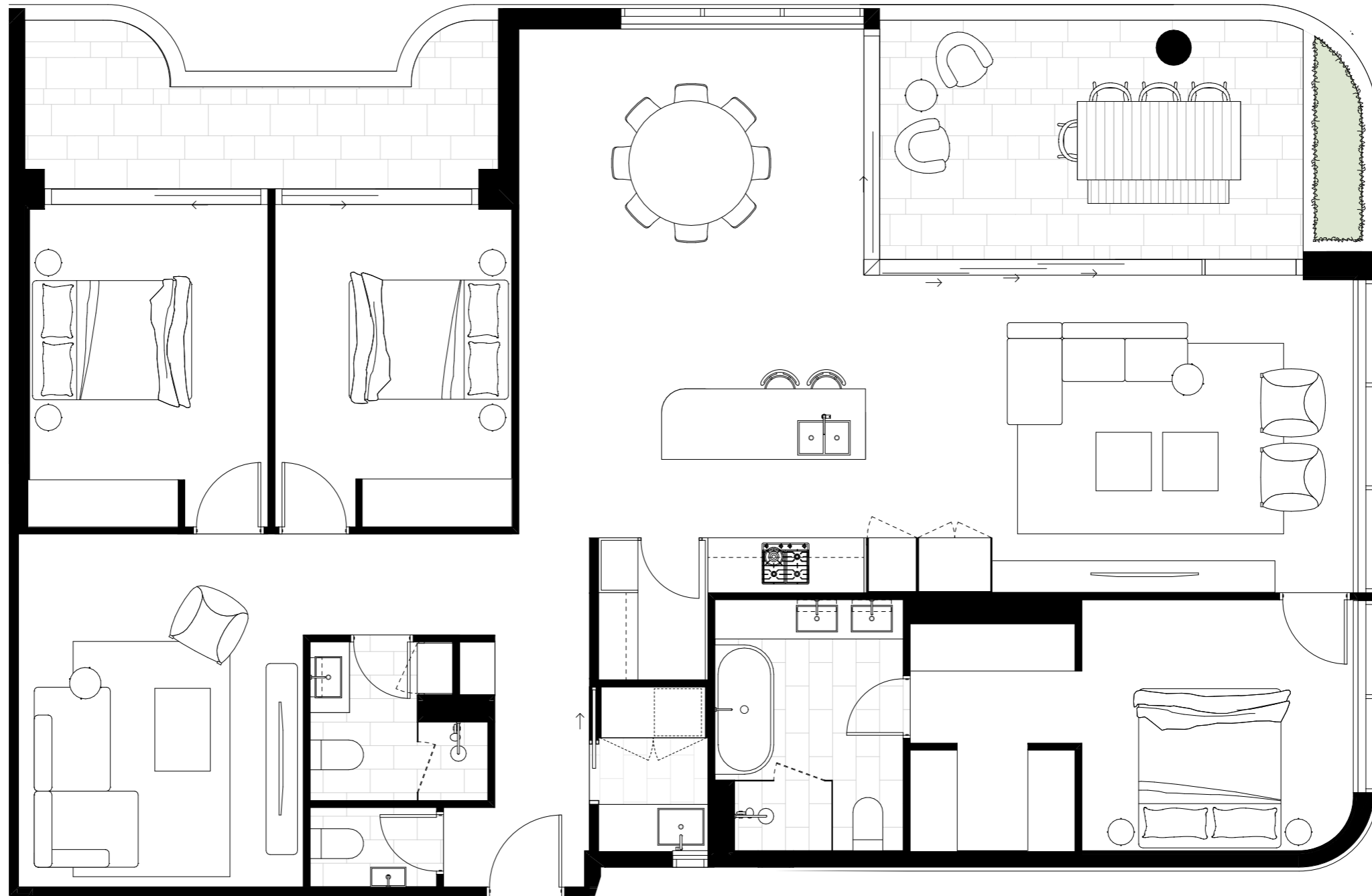
Bedrooms	3
Bathrooms	2
MPR	Y
Car Spaces	3

Internal Area	136 sqm
External Area	26 sqm
Total Area	162 sqm



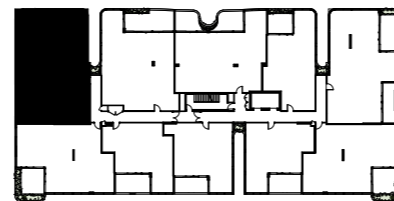
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

608 - 808



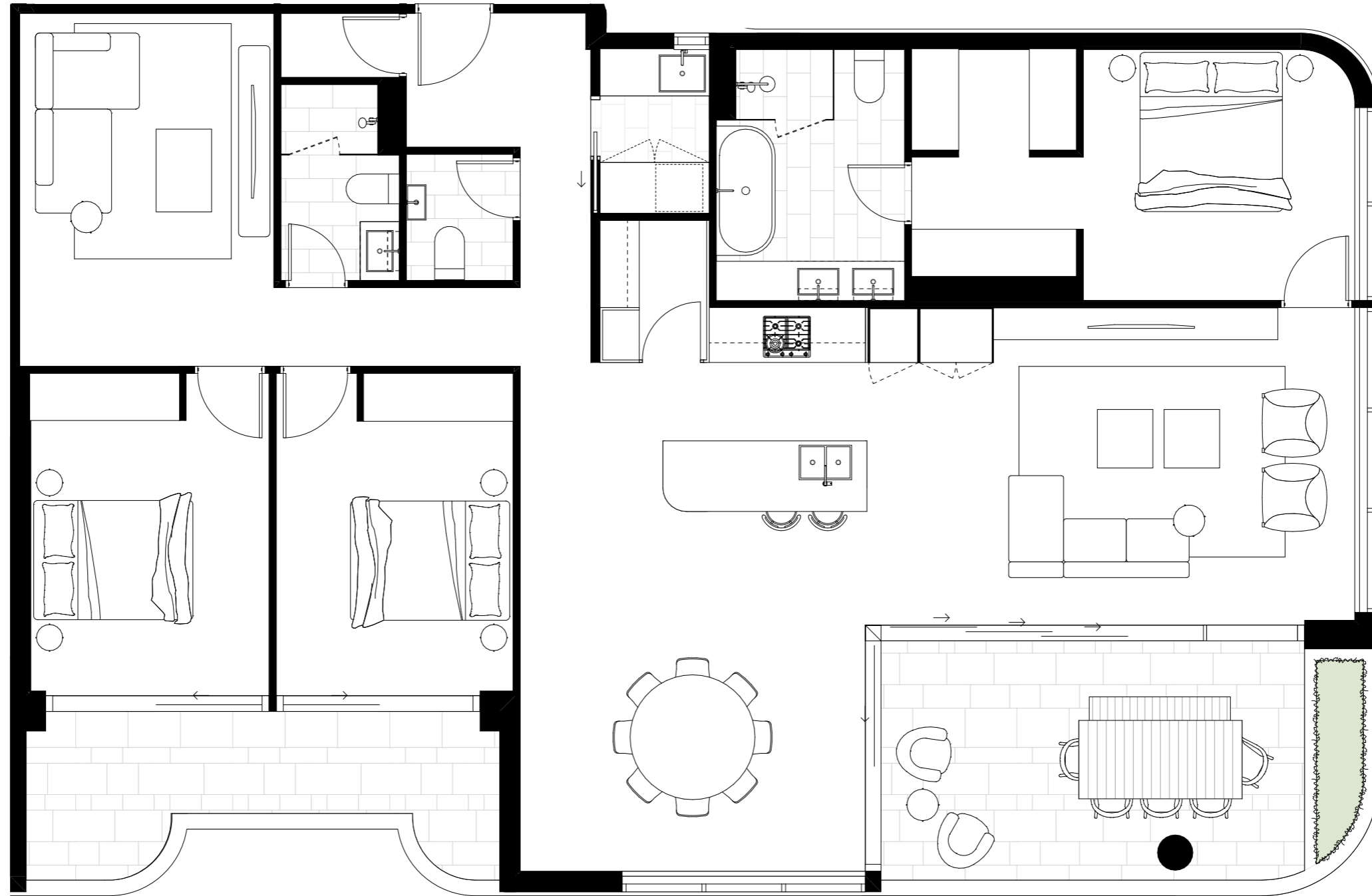
Bedrooms	3
Bathrooms	2.5
MPR	Y
Car Spaces	3

Internal Area	154 sqm
External Area	30 sqm
Total Area	184 sqm



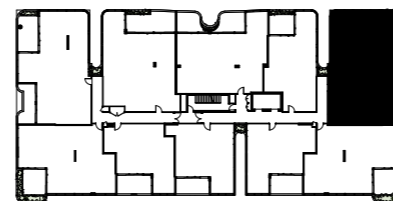
Indicative only. Subject to change without notice. Final product may differ from that depicted in this floor plan. Buyers should refer to and rely on the Survey Plan included in the Disclosure Statement. Subject at all times to variations in accordance with Contract Terms. Any furniture shown is not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

602 - 802



Bedrooms	3
Bathrooms	2.5
MPR	Y
Car Spaces	3

Internal Area	154 sqm
External Area	30 sqm
Total Area	184 sqm



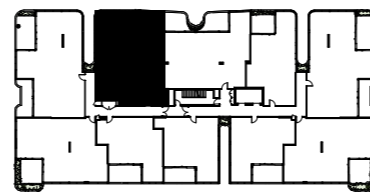
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609 - 809



Bedrooms	3
Bathrooms	3
MPR	Y
Car Spaces	3

Internal Area	143 sqm
External Area	24 sqm
Total Area	167 sqm



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Schedule of Finishes | 2 & 3 Bedroom

Interior Planning

- Square set ceiling finish.
- Aluminium framed windows and external doors.
- Timber look hybrid plank flooring to open living, kitchen, dining. Select tiles to bathrooms and laundry.
- Quality carpet with underlay to bedroom and MPR areas (where shown on plan).
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

Kitchen

- Bosch stainless steel 60cm gas cooktop.
- Bosch 60cm electric oven - black finish.
- Bosch integrated dishwasher.
- Bosch integrated microwave.
- Undermount rangehood provided.
- Custom kitchens finished in quality timber look laminate, with finger pull detail, soft close drawers, double stainless steel sink with tapware.
- 20mm reconstituted stone benchtops, tile splashback.

Bathrooms & Ensuite

- Semi-frameless shower screen.
- Full-height tiles to shower.
- Ceramic basin, brushed finished tapware and back to wall toilet with dual flush cistern.
- Custom vanity cabinetry with storage finished in quality timber look laminate, 20mm reconstituted stone benchtop and mirror cabinet storage above.

Bedrooms & Wardrobes

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

Laundry

- Walk in laundry (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.
- 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 to the unit.

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 | Masterpiece Sky Homes

Interior Planning

- Square set ceiling finish.
- Aluminium framed windows and external doors.
- Timber plank flooring to open living, kitchen, dining. Select tiles to bathrooms and laundry.
- Quality carpet with underlay to bedroom and MPR areas (where shown on plan).
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.
- Custom television credenza finished in quality laminate and 20mm reconstituted stone benchtop.

Kitchen

- Miele stainless steel 90cm gas cooktop.
- Miele stainless steel 60cm electric oven.
- Miele integrated dishwasher.
- Miele integrated microwave.
- Undermount rangehood provided.
- Fisher & Paykel fully integrated French door fridge/freezer.
- Custom kitchens finished in quality timber look laminate, with finger pull detail, soft close drawers, double stainless steel sink with tapware.
- 40mm to island benchtop and 20mm reconstituted stone to rear kitchen and walk in pantry benchtops (where shown on plan).

Bathrooms & Ensuite

- Semi-frameless shower screen.
- Full-height tiles to shower.
- Custom vanity cabinetry with storage finished in quality timber look laminate, 20mm reconstituted stone benchtop and mirror cabinet storage above.
- Ceramic basin, brushed finished tapware and toilet with dual flush concealed cistern.

Bedrooms & Wardrobes

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

Laundry

- Walk in laundry (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.
- 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 to the unit.

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 Upgrade

Interior Planning

- Square set ceiling finish.
- Aluminium framed windows and external doors.
- Timber plank flooring to open living, kitchen, dining. Select tiles to bathroom and laundry.
- Quality carpet with underlay to bedroom and MPR areas (where shown on plan).
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

Kitchen

- Miele stainless steel 90cm gas cooktop.
- Miele stainless steel 90cm electric oven.
- Miele integrated dishwasher.
- Miele integrated microwave.
- Undermount rangehood provided.
- Custom kitchens finished in quality timber look laminate, with finger pull detail, soft close drawers, double stainless steel sink with tapware.
- Reconstituted stone kitchen benchtops. 40mm to island, 20mm to rear bench.

Bathrooms & Ensuite

- Semi-frameless shower screen.
- Full-height tiles to shower.
- Ceramic basin, brushed finished tapware and back to wall toilet with dual flush cistern.
- Custom vanity cabinetry with storage finished in quality timber look laminate, 20mm reconstituted stone benchtop and mirror cabinet storage above.

Bedrooms & Wardrobes

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

Laundry

- Walk in laundry (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.
- 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 to the unit.

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.



Disclaimer: While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part of, and is not, an offer or a contract of sale.