

the
MOWBRAY

BY MOSAIC



A landmark new lifestyle address





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.



Avalon by Mosaic



Bela by Mosaic



The Patterson by Mosaic. Artist impression.



Amparo by Mosaic.



Lorient by Mosaic. Artist impression.



Dawn by Mosaic. Artist impression.



MOWBRAY PARK

NOTICE

A heritage-listed Brisbane icon

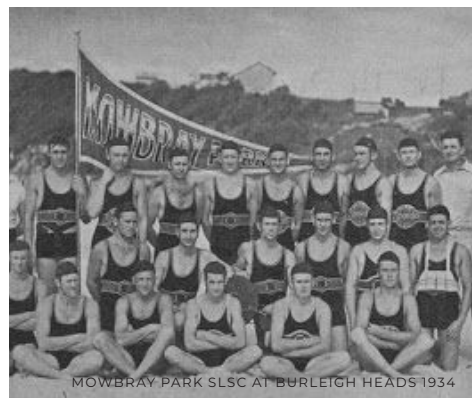
Mowbray Park is significant for its close association with the development of East Brisbane, both in its early connection with the Mowbray family and their substantial land holdings in the suburb, and as an initiative of the former South Brisbane City Council in preserving urban public open space during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



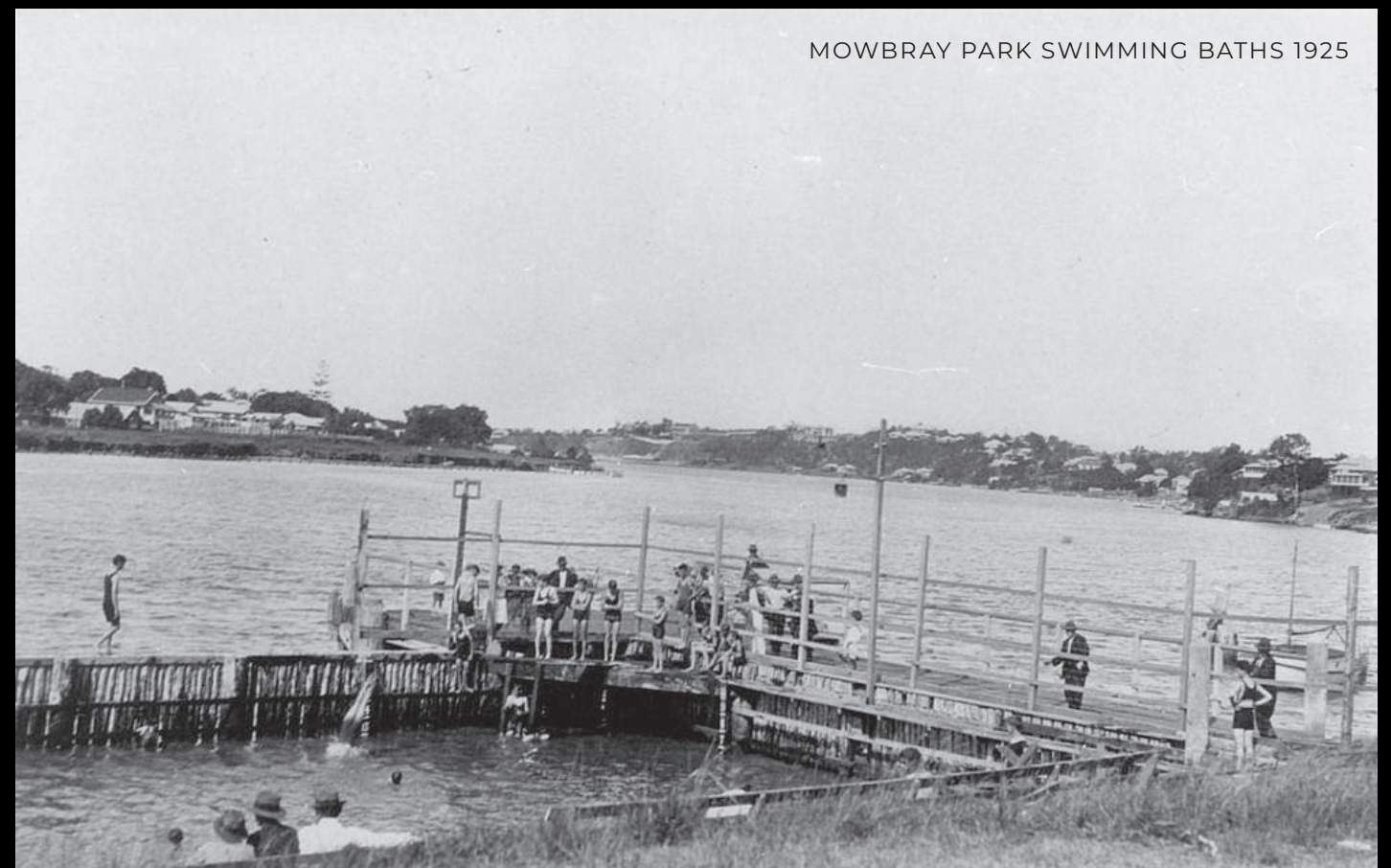
MOWBRAY PARK SLSC AT BURLEIGH HEADS 1934



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

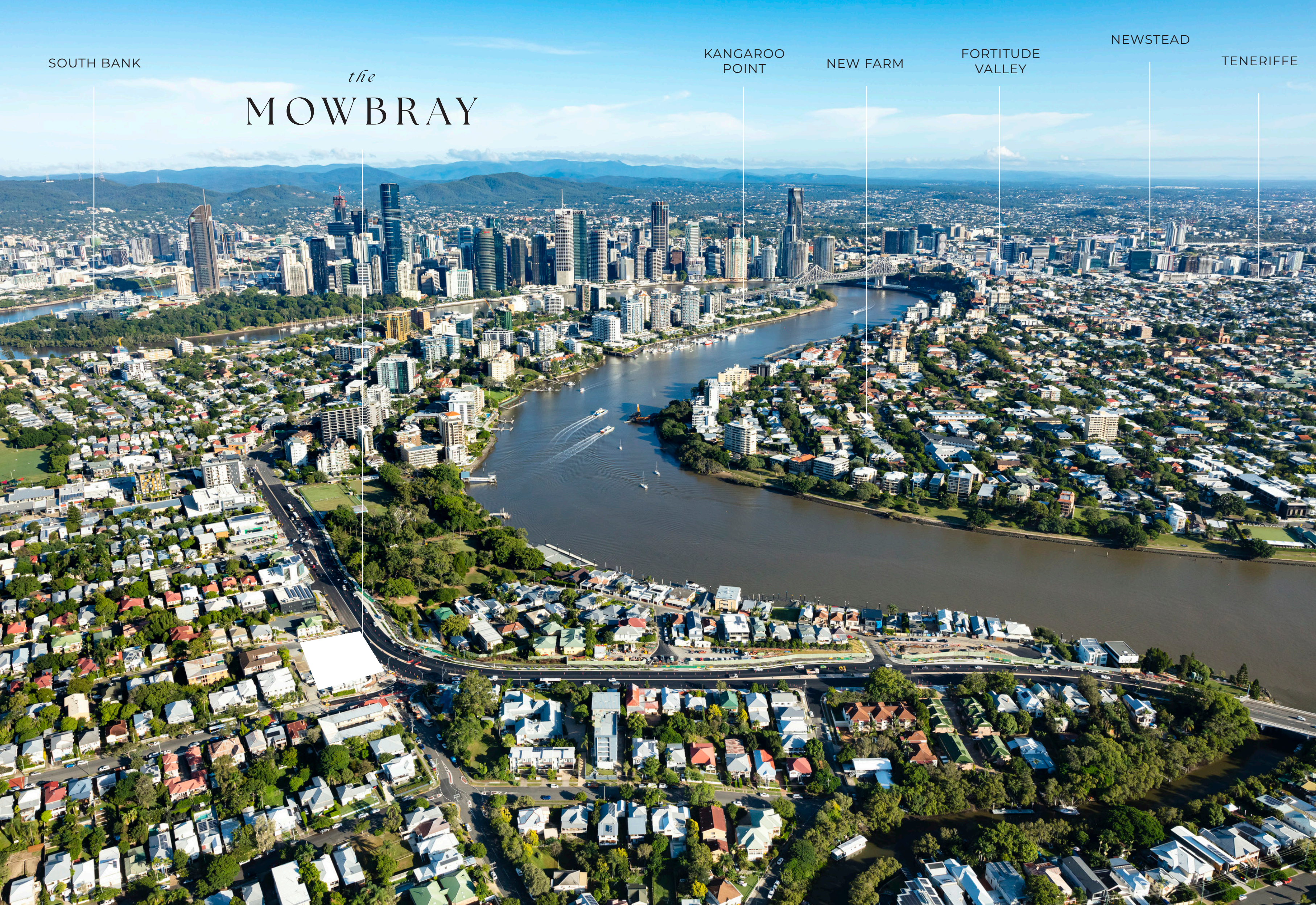
NEW FARM

FORTITUDE
VALLEY

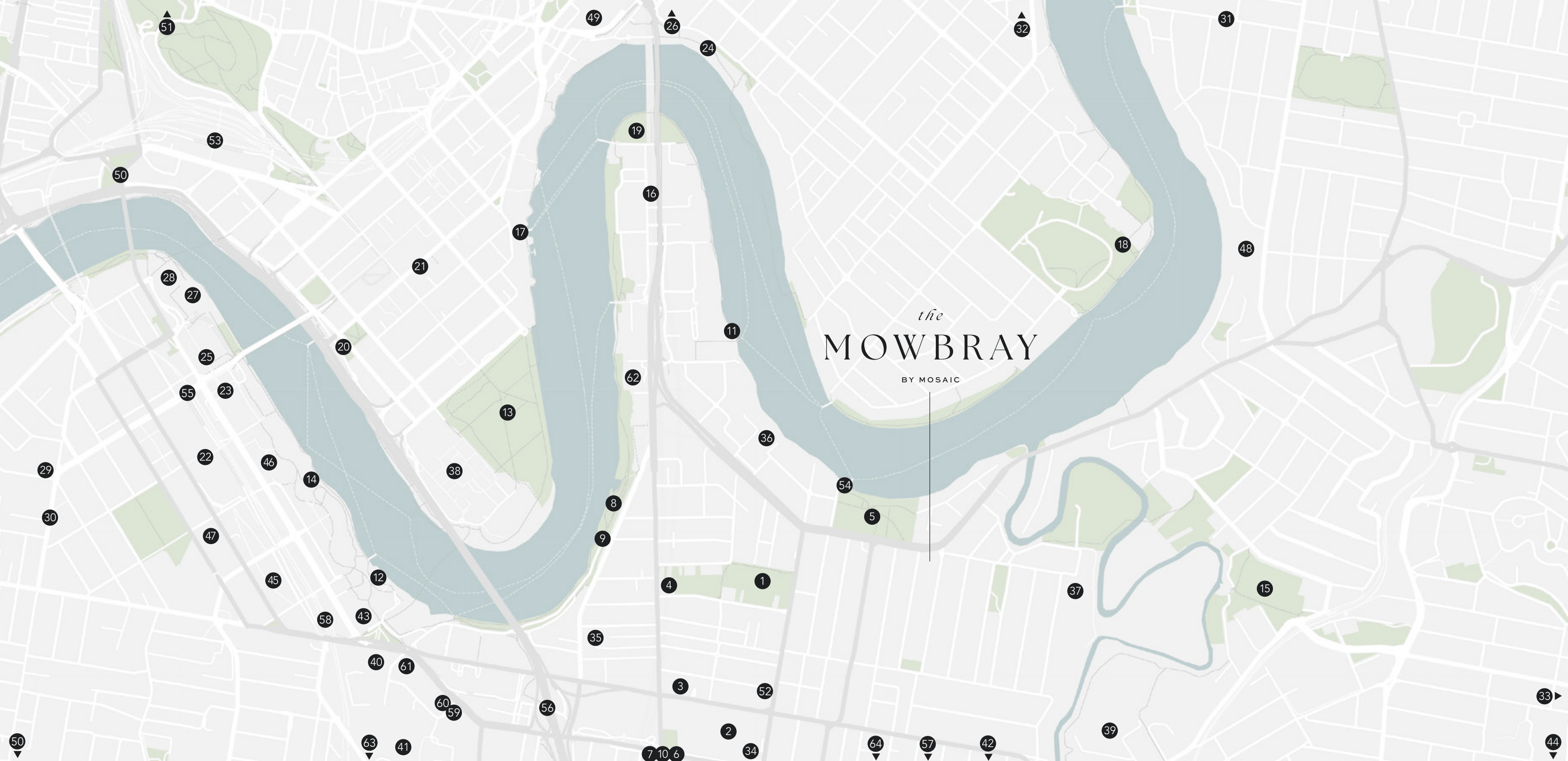
NEWSTEAD

TENERIFFE

the
MOWBRAY







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
44. Villanova College 2.3km
45. TAFE Qld South Bank Campus 2.5km
46. Queensland Conservatorium, Griffith University 2.5km

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

Healthcare

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



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.





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 black ink that reads 'Brook'.

BROOK MONAHAN
FOUNDER & MANAGING DIRECTOR



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



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.



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



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 kitchen benchtop stone and feature stone front and sides of kitchen island bench and 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 and wine fridge.



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 Gagganau 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 Masterpiece Sky Home master ensuite.



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.



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.



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.

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 | 16KM

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

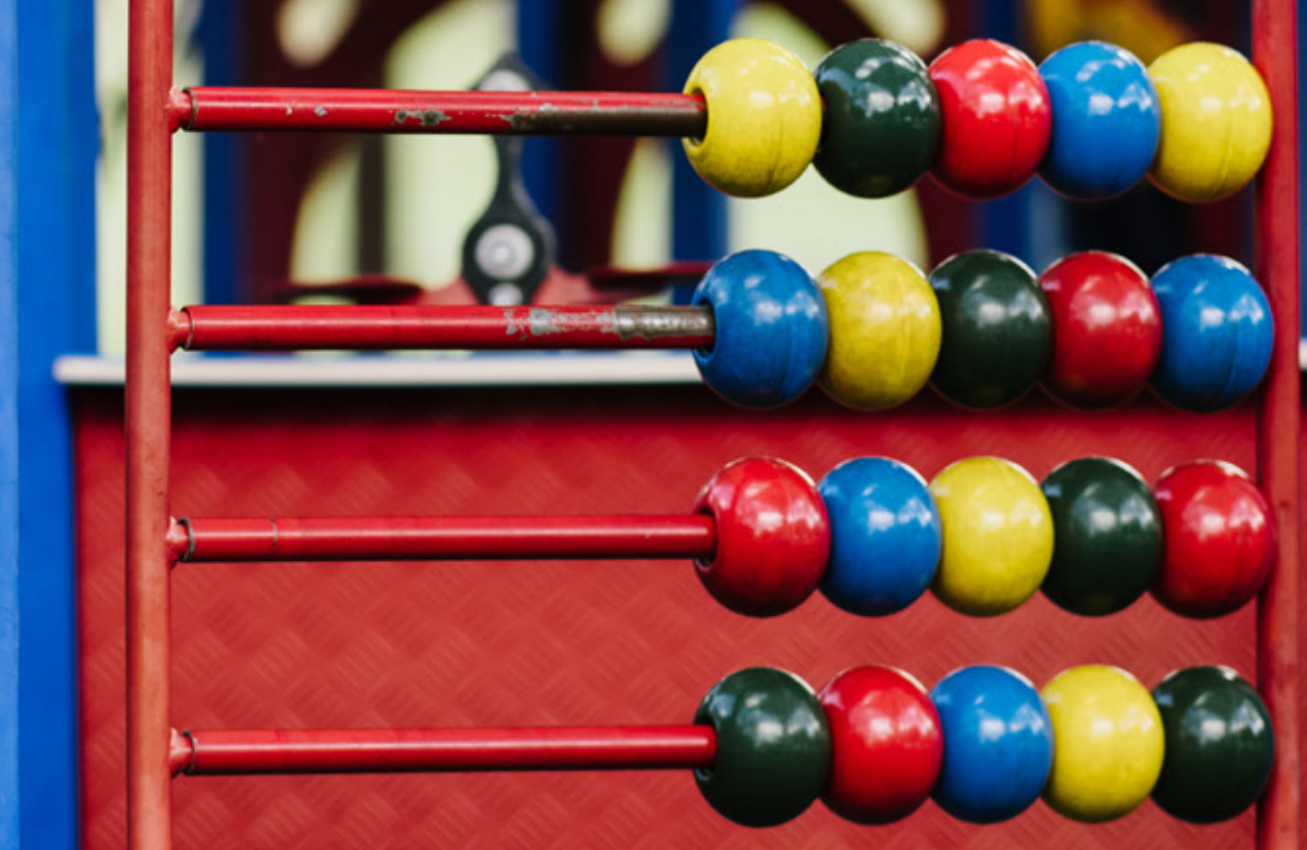


ST JOSEPH'S PRIMARY SCHOOL | 2.1KM



OUTCALDS POINT | 1.5KM

the
MOWBRAY



QUEENS WHARF | 2.5KM



INFRASTRUCTURE

BRISBANE LIVE | 3KM



CROSS RIVER RAIL WOOLLOONGABBA | 1.5KM



WOOLLOONGABBA PRECINCT RENEWAL | 900M





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.

