

THE MANNING

BY MOSAIC

Development Snapshot |



33 Railway Tce, Milton

Milton 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**, Milton boasts exceptional accessibility to employment, lifestyle amenity, hospitals, transport, the Brisbane Airport, and Gold and Sunshine Coasts via the M1 Motorway.



With a direct link to the **Western train line, Coronation Drive and Milton Ferry Terminal**, property is consistently in strong demand and very tightly held in this transit hub.



Milton's residential **population currently stands at around 12,300**. Based on medium series forecasts from the Queensland Government Statisticians Office, this population is projected to **increase by close to 20% by 2041**.



Current residents are largely young, active white-collar professionals with prosperous socioeconomic status. **The dominant age group is between 26 and 35 as well as those aged 46 and 65**. 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 **1%**, the current Milton vacancy rate reflects an **exceptionally tight and under supplied dwelling market**, causing apartment rent to grow by **21%**.



Highlighting Milton's status as an extremely desirable blue-chip location, **houses sold during the year to March 2022 commanded an 85% or \$600,000 premium** above those sold across the Greater Brisbane area during the same period.



Being subject to exceptionally strong underlying demand drivers and a comparatively constrained future dwelling supply pipeline means **Milton is very likely to outperform the wider Brisbane**



Development Overview

The Manning by Mosaic is a modern luxury lifestyle address, located in the historic urban enclave of Milton.

- In terms of position, it is tough to beat Milton, just 2km for the CBD. A beautiful suburb bordering the Brisbane River and the city, it is a wonderful gem boasting shady streets, parks, abundant attractions, and magnificent old Queenslanders.
- The Manning features 113 oversized 2- and 3- bedroom apartments over 22 levels, designed in partnership with renowned architecture firm, BDA.
- Generous open planning, premium finishes, spacious balconies, elevated ceilings and oversized windows and doors to allow abundant light and fresh breezes.
- Clean, elegant, and highly considered building form to add visual value and stand the test of time. Finishes are robust and selected for their sustainable qualities.
- Outstanding level of amenity including gym, sauna and spectacular rooftop recreational level with pool, sundeck, relaxation zones and BBQ/dining areas with stunning views of Brisbane City and the river.
- Quality ground floor retail space, creating the opportunity to cultivate a sense of community within the building and the wider local area.
- A strong focus on sustainability will ensure the property is not only beautiful and functional, but kind to the environment.
- Just two train stops from Central station and a quick 2km or 25min walk to the city centre via the riverside Milton bike/walking path.
- Excellent walk score location with the Milton City Cat, Brisbane River, Suncorp Stadium, Park Road retail/dining precinct, XXXX Brewery, Milton Train station, Milton State School, Wesley Hospital, Milton Markets and the new market space currently out as a development application all within walking distance.
- Within close proximity to the rejuvenated former Milton Tennis Centre and Milton Bowl site which is now 3.5 hectares of inner city parkland, names Frew Park.

Product Overview

THE MANNING - MARQUEE SERIES (113 TOTAL)

QTY	TYPE	SIZE RANGE M ²	PRICE RANGE	RENTAL RANGE P/WEEK*	BODY CORP AVERAGE P/YEAR (EX GST)*
38	2 bed/2 bath/1 car	91-126	\$692,500 - \$877,500	\$675-\$800	\$6,071.13-\$6,347.63
43	2 bed/2 bath/MPR/1 car	105-135	\$847,500 - \$1,012,500	\$800-\$950	\$6,534.01-\$7,058.43
11	3 bed/2 bath/2 car	134	\$1,142,500 - \$1,422,500	\$1,050-\$1,200	\$7,278.35-\$7,392.68
21	3 bed/2 bath/MPR/2 car	139-167	\$1,142,500 - \$1,595,000	\$1,100-\$1,300	\$7,306.93-\$7,607.05

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

Perfectly Positioned

Lifestyle & Recreation

Brisbane CBD 2km
 Suncorp Stadium 470m
 Mount Cooth-tha 3.4km
 Davies Park Markets 1km

Education

Milton State School 730m
 Brisbane Boys College 2.6km
 QUT Gardens Point Campus 2.4km
 University of Queensland 3km

Health & Transport

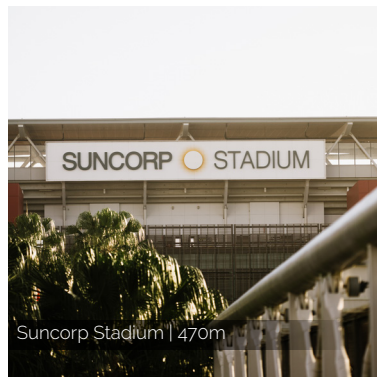
Milton Train Station 80m
 Milton Ferry Terminal 460m
 Milton Bus Stop 74m
 The Wesley Hospital 1.2km
 Qld Children's & Mater Hospital 2.6km

Dining & Retail

XXXX Brewery 100m
 Newstead Brewing Co 480m
 Park Road Precinct 200m
 Indooroopilly Shopping Centre 4.5km

Nature

Few Park 550m
 Milton Park 500m
 South Bank Parklands 1.6km
 Brisbane City Botanic Gardens 2.4km



Suncorp Stadium | 470m



Milton State School | 730m



Few Park | 550m



Brisbane River Walk | 300m



Milton Train Station | 80m



Milton Ferry Terminal | 460m



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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