



SAYRE

BY MOSAIC

One of Brisbane's best-selling projects of 2019*, Sayre by Mosaic achieved complete sell-out six months before construction completion.

In a quiet pocket of Windsor, one of Brisbane's most coveted young professional hubs just 3km from the CBD, Sayre experienced strong demand from buyers who crave connection to the energy of the city but value space.

Sayre's innovative design is as timeless in appeal as it is beautiful. Bespoke, curved features are carried from the exterior through the lobby and into oversized, impeccably appointed apartments, many with priceless city views.

* Source: Urbis

Development Details

ADDRESS	28 Gallway Street, Windsor, Brisbane
RELEASED	December 2018
COMPLETED	October 2020
PRODUCT MIX	15 x 3-Bedroom, 41 x 2-Bedroom
PRICING	\$520,000 to \$795,000
AMENITY	Rooftop pool, sun deck, entertaining area, and private dining room

Results at a Glance





100% Settlement Success

Despite the numerous challenges experienced due to the COVID pandemic, Sayre has experienced 100% settlement success.

A testament to Mosaic's forensic approach to customer relationship management and risk profiling, 46% of Sayre purchasers settled on the first day, and over 85% within two weeks.

Positive Customer Feedback

Sayre has experienced overwhelmingly positive feedback from purchasers regarding the quality and detail of the building, their apartment, amenity, and overall experience far exceeding expectations.

With the view to add greater value to our buyers' property and lifestyle, Mosaic expanded Sayre's residential amenity to include a spectacular private dining room and bar area with sweeping city views. This was done well after construction had commenced, and when the project was sold out.

Originally reserved for building services, buyers were not aware of this addition until their pre-settlement inspection. 'The Manhattan Room' was met with great surprise, delight, and instant demand, booking out four times in the first week.

“I can confidently say that after our first month living in our new home, Mosaic's thorough building and quality assurance program has delivered an apartment building of exceptional standard that we are proud to call home. We want to say thank you to the entire Mosaic team for helping us achieve such a significant milestone in our lives.”

- Harrison & Tanne, First Home Buyers and Owner-Occupiers



Strong Rental Performance

Sayre has experienced extraordinary rental demand. Before construction completion, Mosaic Property Management successfully leased 100% of Sayre's available 3-bedroom apartments, while all available 2-bedroom rentals were leased shortly after. Over 100 enquires were received within two weeks of advertising commencement, and 75 groups inspected the project.

At an average weekly rent of \$650, Sayre is achieving a staggering \$170 per week premium above Windsor's 3-bedroom average of \$480 (source: RTA).

Two-bedroom apartments are also realising above-market returns, with the average rent achieved at \$510 per week, a \$115 premium above the suburb average of \$395 (source: RTA).

Feature Image Gallery

