



The Sinclair

BY MOSAIC

World-Class Living

WELLINGTON ROAD, EAST BRISBANE



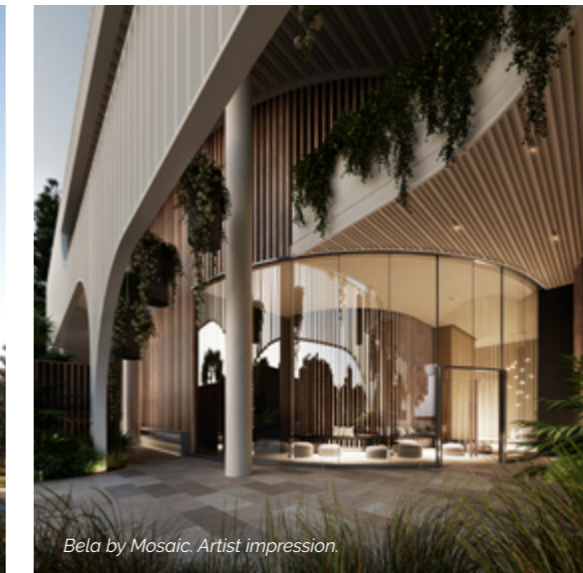
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With multiple award-winning projects to our name, Mosaic has perfected the art of delivering high quality, exquisitely-designed and superbly-finished residential properties across South East Queensland.

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.





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History & Prestige

Located just 2km from Brisbane's CBD, East Brisbane was established in the late 1800s when a "workers' settlement" grew at the end of Kangaroo Point on the eastern edge of South Brisbane.

Over the years the suburb has continued to thrive, evolving into a tightly held, distinguished inner city hot spot, rich in character appeal and amenity.



- 1. Mowbray Park Picture Theatre, ca. 1910
- 2. Building of Anglican Church Grammar School, located on Sinclair Hill ca. 1918
- 3. Mowbray Park on the banks of the Brisbane River, ca. 1910
- 4. Mowbray Park Bowls Club, ca. 1925



The Sinclair will represent the very best of contemporary apartment 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.



Lifestyle & Recreation

1. Raymond Park **100m**
2. The Gabba Stadium **290m**
3. The German Club **400m**
4. Pineapple Hotel **445m**
5. Mowbray Park **450m**
6. The Gabba Dining & Shopping Precinct **550m**
7. Gabba Central & Coles Precinct **630m**
8. Kangaroo Point Cliffs **720m**
9. Kangaroo Point Cliffs Park & Bikeway **770m**
10. Logan Road Woolloongabba Retail & Dining Precinct **850m**
11. Dockside Marina **1km**
12. Riverlife Activity Precinct **1km**
13. Brisbane City Botanic Gardens **1.2km**
14. South Bank Parklands Precinct **1.5km**
15. Norman Park Sporting Ovals **1.5km**
16. Story Bridge Hotel **1.6km**
17. Brisbane Riverside Precinct **1.6km**
18. New Farm Park & Powerhouse Precinct **1.7km**
19. Captain Burke Park **1.8km**
20. Queen's Wharf Precinct **1.8km**
21. Brisbane CBD **2km**
22. Brisbane Convention & Exhibition Centre **2.1km**
23. Queensland Performing Arts Centre (QPAC) **2.2km**
24. Howard Smith Wharves precinct **2.3km**
25. Queensland Museum & Science Centre **2.4km**
26. Fortitude Valley **2.5km**
27. State Library of Queensland **2.5km**
28. Gallery of Modern Art (GOMA) **2.6km**
29. West Village Precinct **2.8km**
30. West End & Boundary Road Precinct **2.8km**
31. Bulimba Oxford Street Precinct **3.4km**
32. Newstead Gasworks & Waterfront Park Precinct **3.8km**
33. Westfield Carindale Shopping Centre **5.8km**

Education

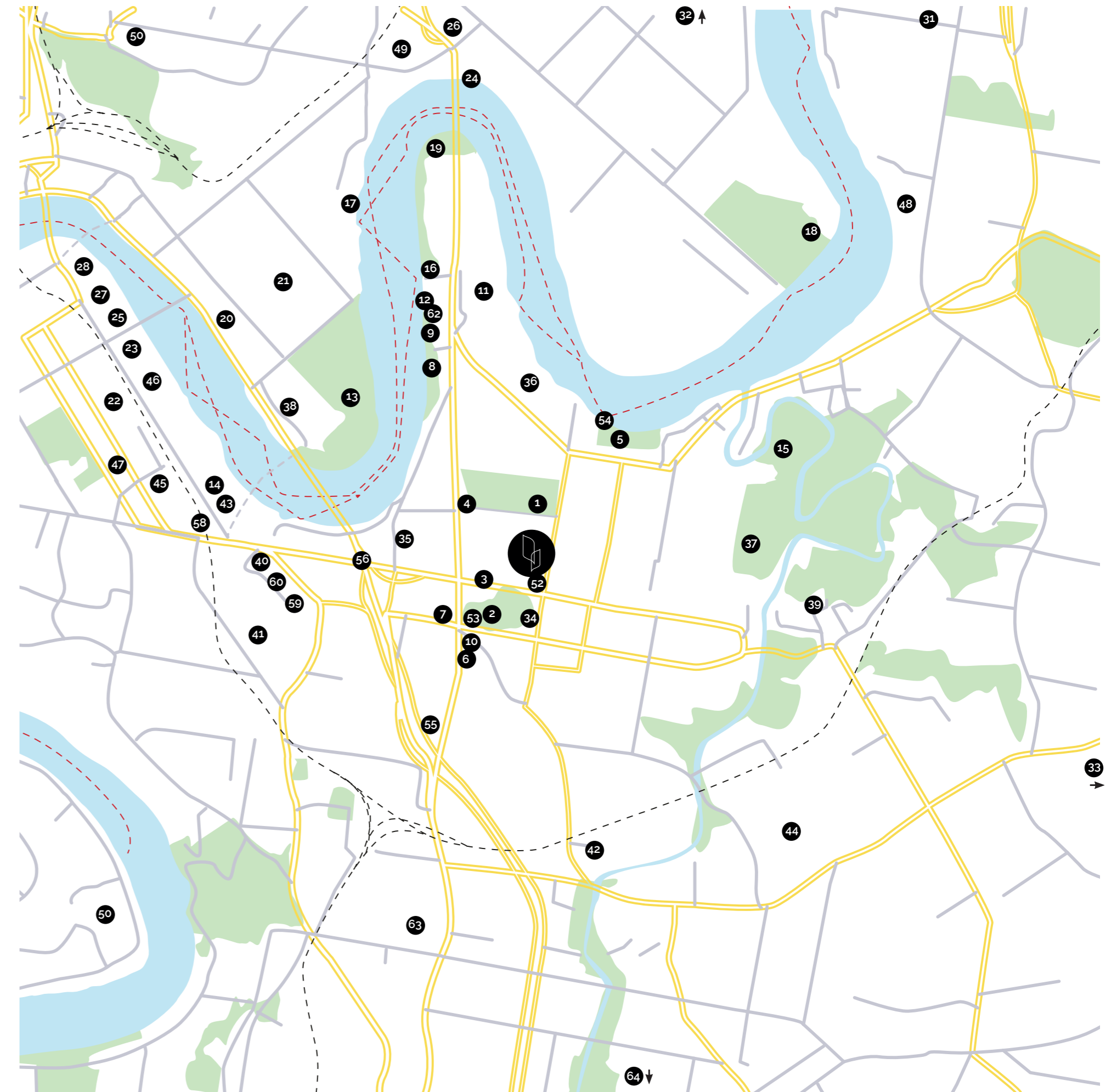
34. East Brisbane State School **250m**
35. St Joseph's Primary School **650m**
36. Shafston International College **700m**
37. Anglican Church Grammar School **1.1km**
38. QUT Gardens Point Campus **1.3km**
39. Coorparoo Secondary College **1.2km**
40. Somerville House **1.5km**
41. St Laurence's College **1.5km**
42. Buranda State School **1.5km**
43. Queensland College of Art, Griffith University **1.6km**
44. Villanova College **1.7km**
45. TAFE Qld South Bank Campus **1.9km**
46. Queensland Conservatorium, Griffith University **2.1km**
47. Brisbane State High School **2.1km**
48. Lourdes Hill College **2.2km**
49. All Hallow's School **2.4km**
50. University of Queensland **2.9km**
51. Brisbane Grammar School **3.3km**

Transport

52. Wellington Road Bus Stop **120m**
53. Cross River Rail **540m**
54. Mowbray Park CityCat **550m**
55. The South East Busway **580m**
56. Pacific Motorway **900m**
57. Buranda Train Station **1.4km**
58. South Bank Train Station **1.7km**

Healthcare

59. Mater Public & Private Hospitals **1.2km**
60. Mater Children's & Mother's Hospitals **1.2km**
61. Queensland Children's Hospital **1.3km**
62. St Vincent's Private Hospital **1.4km**
63. Princess Alexandra Hospital **1.8km**
64. Greenslopes Private Hospital **3.2km**



Lifestyle



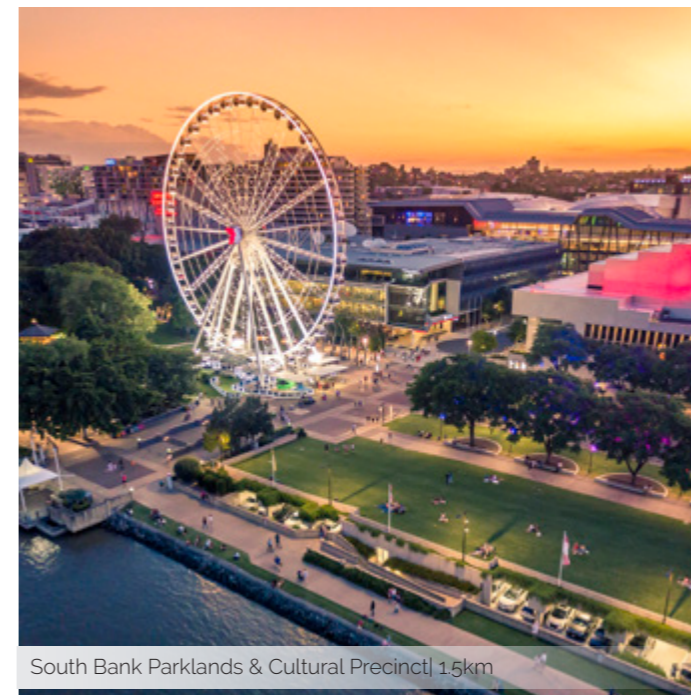
Howard Smith Wharves | 2.3km



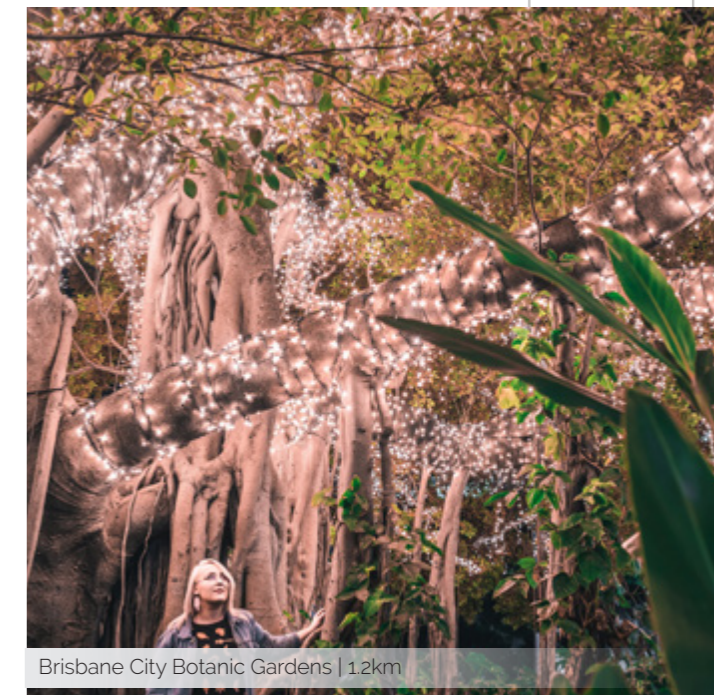
Kangaroo Point Cliffs & Parklands | 770m



James Street Retail & Dining Precinct | 3.6km



South Bank Parklands & Cultural Precinct | 1.5km



Brisbane City Botanic Gardens | 1.2km

Education



Queensland University of Technology - Gardens Point | 1.3km



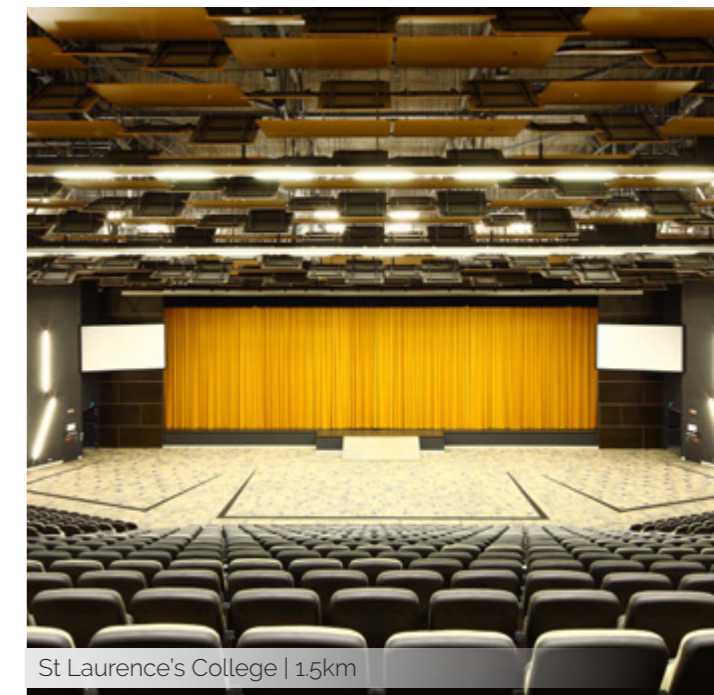
Somerville House | 1.5km



Anglican Church Grammar School | 1.1km



Griffith University Queensland College of Art | 1.6km



St Laurence's College | 1.5km



Convenience



Infrastructure Investment



An Iconic New Address



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



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Exceptional, modern residential design created in partnership with one of Australia's most renowned architects and featuring an extraordinary collection of exclusive communal spaces and ground-floor retail.



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A meticulously designed, iconic new address with innovative and contemporary private and communal spaces.

Few addresses offer this perfect combination of commanding location, sophisticated design, natural surrounds, lifestyle, and convenience.



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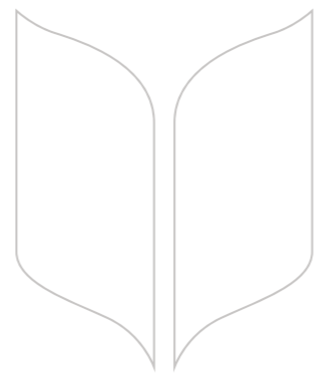
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Rooftop - View corridor is indicative only and views will vary depending on position of lot within building. Not all lots will have a view or have the same view. Views may be impacted by future development of adjacent properties



Elegant Boutique Luxury





Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom apartment on levels 5 - 8 with purchaser upgrades integrated fridge and kitchen shelving unit in a light colour scheme.



Spacious, open plan apartments take advantage of the stunning suburban outlooks and city vistas. Premium finishes provide a sense of contemporary boutique luxury.

Artist impression only. The final product may differ. Refer to back page. Indicative view from proposed Lot 1802 and subject to change. Image shows a 3-bedroom apartment on levels 5 - 8 with purchaser upgrades (built-in bench seat).



Artist impression only. The final product may differ. Refer to back page. Image shows a 2-bedroom apartment with purchaser upgrades (timber flooring).





Artist impression only. The final product may differ. Refer to back page. Indicative view from proposed Lot2806 and subject to change. Image shows a 2-bedroom apartment with purchaser upgrades (timber flooring).



Defined by an unwavering commitment to craftsmanship and exceptional quality, each apartment is set to take full advantage of its prime location in the heart of one of Brisbane's most sought-after settings.



Artist impression only. The final product may differ. Refer to back page. Image shows a 3-bedroom ensuite on levels 5 - 8, in a light colour scheme.



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The content of this brochure was produced prior to commencement of construction and is subject to change without notice. Prospective buyers should note that changes, including to dimensions, specifications and finishes may occur as development progresses. Floorplans are indicative only and subject to change. The renders depicting interiors and exteriors are artistic representations only and the final product may differ from that illustrated. Furnishings not included. Distances are approximate only. Images of views are indicative only and views will vary depending on the level and aspect of the Lot and may also be impacted by future development of the surrounding area. While care has been taken to ensure that all information contained in this brochure is accurate, the developer and its selling agents do not represent or warrant the accuracy. This brochure is for marketing purposes only, does not form part of any offer or contract for sale and should not be relied upon when making a decision to purchase. Prospective buyers should make their own enquiries and where applicable, obtain appropriate professional advice as to their particular circumstances. All purchases are subject to contract terms. The developer is not liable for any loss or damage suffered as a result of any buyer's reliance on this brochure.

