



Introducing 'Avalon'

100 Duporth Avenue, Maroochydore QLD

2 bedroom apartments from \$520,000 to \$650,000

3 bedroom apartments from \$970,000 to \$1,200,000

Sub-Penthouses and Penthouses POA

Waterfront Paradise

Boasting exceptional engineering and intelligent design, the two buildings that make up Avalon accommodate an exclusive collection of luxurious apartments, sub-penthouses and penthouses. Christened azure and arbor, each building embodies a different aspect of what this inspired development delivers.

Entertain your friends as you take in the magnificent views over the river and coast from your expansive balcony or join them to sample the fine local produce in the artisan caf within Avalon. Emphasising space, light and contemporary style, each apartment is superbly crafted to embody luxury and comfort, designed to deliver the ultimate in beachside living. Featuring distinctively flawless styling, every intricate detail down to the prestigious inclusions and finishes sets a new benchmark in coastal style.

It would be hard to imagine a more idyllic place to live. On one side, an outlook to rival anywhere on the Sunshine Coast, on the other, a city of the future and a gateway to every convenience you could ever need.

This iconic and exciting development will revitalise the waterfront precinct and reconnect Duporth Avenue to what is emerging as the Sunshine Coast's epicentre of commerce, technology, innovation, entertainment and inner-city living.

Located on Duporth Avenue and directly on the banks of the beautiful Maroochy River, Avalon has something to tempt and delight all your senses, embodying all the essential elements for the perfect balance of work, rest and play.

The long-term vision and focus on innovation, together with the economic diversity, infrastructure and overall growth trajectory is attracting strong investment and business connections, making Maroochydore one of the most exciting and potentially rewarding business destinations in Australia. This in turn is creating new employment opportunities and attracting a highly-skilled and professional workforce.

Avalon by Mosaic is redefining sophisticated living on the Sunshine Coast, bringing a cutting-edge aesthetic normally only seen in major capital cities. Never has an exclusive opportunity like this existed; a rare combination of unsurpassed luxury and amenity, unrivalled location and unprecedented economic growth. One we know the astute and discerning buyer will recognise and value.

- THE RESIDENCES SUB-PENTHOUSES AND PENTHOUSES -

Comprising six Sub-Penthouses and Penthouses, The Residences offer unsurpassed elegance and state of the art luxury redefining sophisticated living and creating an idyllic place to live and entertain.

- THE RIVER SERIES -

Comprising 15 apartments, the River Series offers impeccable design that exemplifies luxury and opulence. Unrivalled views embody all the essential elements for the perfect lifestyle.

- THE ARBOR SERIES -

Comprising 33 apartments, the Arbor Series offers distinctively flawless styling. River views enhance every intricate detail down to the prestigious finishes, setting a new benchmark in coastal style.

- THE AVENUE SERIES -

Comprising 38 apartments, the Avenue Series is superbly crafted to embody luxury and comfort. These apartments are designed to deliver city vitality with the ultimate in beachside living.

DEVELOPMENT OVERVIEW

92 luxurious apartments across two architecturally iconic buildings

LOCATION

Absolute waterfront property on the Sunshine Coast
Only 1.2km from the new Maroochydore CBD

PRICING SUMMARY

2 bedroom apartments from \$560,000
3 bedroom apartments from \$900,000
Sub-Penthouses and Penthouses POA

SIZE RANGE

Azure Apartments 169m to 385m
Arbor Apartments 109m to 192m

DEPOSIT

\$1,000 on contract signing and 10% cash on unconditional

KEY DATES

Anticipated commencement late 2018
Construction build time 21 months

Phone or Email for full Plans and Pricing.

[Download Developer's eBrochure](#)



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Coastal

Paul Angell

0438 468 378

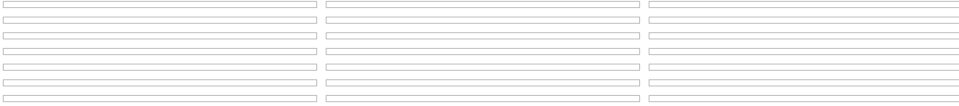
07 5444 0800

paul@realestatecoastal.com.au



Avalon by Mosaic

Property Photos Photo Gallery





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0438 468 378

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Avalon by Mosaic

Apartment Specifications & Pricing

Developer's eBrochure

[Avalon by Mosaic - eBrochure](#)

Schedule of Finishes

[Avalon by Mosaic - Schedule of Finishes - Arbor - The Arbor Series](#)

[Avalon by Mosaic - Schedule of Finishes - Arbor - The Avenue Series](#)

[Avalon by Mosaic - Schedule of Finishes - Azure - The River Series](#)

[Avalon by Mosaic - Schedule of Finishes - Azure - The Residences](#)

Body Corporate Rates

[Avalon by Mosaic - Body Corporate Rates - Arbor - The Arbor Series](#)

[Avalon by Mosaic - Body Corporate Rates - Arbor - The Avenue Series](#)

[Avalon by Mosaic - Body Corporate Rates - Azure - The River Series](#)

Price List

[Avalon by Mosaic - Price List - Arbor](#)

Floorplans

[Avalon by Mosaic - Floor Plans - Arbor](#)



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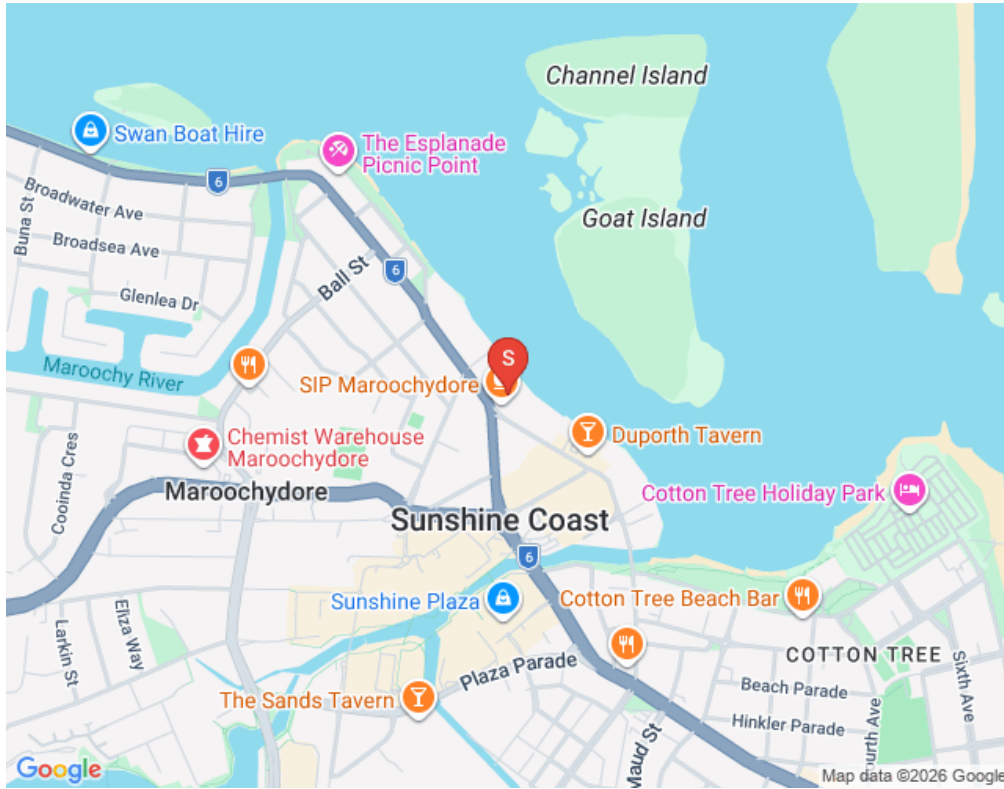
07 5444 0800

paul@realestatecoastal.com.au



Avalon by Mosaic

Google Map - Property Location Map





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Avalon by Mosaic

Are You Buying For Investment ?

Attention Property Investors

As a landlord you want to be assured that your property is managed professionally & efficiently.

We believe that rental management is not merely "collection of rent" but doing all that we can to ensure that the property that you choose to invest your hard earned dollars in, retains & increases its value so that when you sell this property you receive the maximum amount of profit on your original investment.

Our Service Guarantee

We Guarantee

1. Personalised service
2. Award Winning & Friendly Staff
3. Competitive Rates
4. Quarterly Inspections
5. Regular market rent reviews
6. Accompanied tenant inspections
7. Thorough tenant screening
8. Commitment to minimising rental arrears
9. Timely Disbursals
10. Regular & Prompt Communication

Should we fail to provide any of the above services you are at liberty to cancel your Management Agreement or we will refund the last three months management and rent collection fees from the time you notify the Principal.

Our award winning staff are committed to providing a personal & effective service aimed at maximizing your rental returns & protecting your investment.

Making the switch is easier than you might think – call us today.

[Click here for our complete Property Management proposal](#)





Do you need to sell to buy ?



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Paul Angell

0438 468 378

07 5444 0800

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Avalon by Mosaic

For Further Information

I am the selling agent for 2301/100 Duporth Avenue, Maroochydore.

If you have any queries please do not hesitate to contact me via phone or email.



Paul

Paul Angell

M: 0438 468 378

E

: paul@realestatecoastal.com.au

Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.



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Avalon by Mosaic

Register Your Interest

Complete this form to reserve a dwelling in mosaic property group developments.

[Download your Reservation Form here](#)

RESERVATION FORM

AVALON

BY MOSAIC

Complete this form to reserve a dwelling in mosaic property group developments.

- follow the instructions to complete the reservation form
- please print clearly in capital letters using black or blue pen
- scan the form to: info@mosaicproperty.com.au or
- fax the form to: 07 3171 2217



1 PURCHASER DETAILS

PURCHASER/S

Title (MR / MS) Full Name/s of purchasers (as in passport – Given name, middle name & surname)

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Title (MR / MS) Full Name/s of purchasers (as in passport – Given name, middle name & surname)

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CONTACT DETAILS

Physical Address

<input type="text"/>	State	<input type="text"/>	Postcode	<input type="text"/>
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Mobile Daytime Phone Number

Email Address

PURCHASING ENTITY (PLEASE STATE EXACTLY AS IT IS TO APPEAR ON THE CONTRACT)

<input type="text"/>

Are you purchasing as: OWNER / OCCUPIER INVESTOR

If SMSF / TRUST / COMPANY, please include the following information:

1. Name/s of all Directors
2. Company ACN
3. Trust Deed

2 SOLICITOR DETAILS

(MUST HOLD A PRACTICING CERTIFICATE IN THE JURISDICTION WHERE THE PROPERTY IS LOCATED)

Company & Name of Solicitor

Can your solicitor act in the state of QLD Mosaic Property Group to recommend solicitor

Address

<input type="text"/>	State	<input type="text"/>	Postcode	<input type="text"/>
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Phone Number Area Code Fax

Email Address

IMPORTANT NOTE

This document does not constitute a binding agreement to sell or purchase a dwelling with Mosaic Property Group. It merely constitutes a reservation. Subject to finalisation of pre-contract matters and formalities, a Contract of Sale will be forwarded to your nominated party for review.

Mosaic Property Group Pty Ltd ABN 24 156 621 484
84 Latrobe Tce Paddington Q 4064 PO Box 526 Paddington Q 4064
P 07 3171 2270 F 07 3171 2217 E info@mosaicproperty.com.au W mosaicproperty.com.au



RESERVATION FORM

AVALON

BY MOSAIC



3 PROPERTY DETAILS

Development of Interest

LOT NO

Price

DEPOSIT

Holding Deposit (payable on signing this form)

ELECTRONIC FUNDS TRANSFER \$1,000 DEPOSIT

Attach copy (SCREEN GRAB) OF EFT RECEIPT OF HOLDING DEPOSIT TO THIS FORM VIA FAX OR EMAIL.

TRUST ACCOUNT DETAILS

Description Reference for electronic payment:
Purchasers Name and dwelling Number

ACCOUNT NAME	MSJA Lawyers
TRUST ACCOUNT	MSJA Lawyers Trust Account
BANK	Macquarie Bank
BSB	184 446
ACCOUNT NO	304438542
REFERENCE	Lot ## Avalon

- 1 Reference: Lot ## (Mosaic Property Group).
- 2 Expiration of reservation is 7 days from date of signing this form.

I/We will pay the 10% deposit of purchase price by:

Cash Deposit Bank Guarantee

NOTE Deposit Bonds are not accepted.
10% deposit balance minus holding deposit.
(payable on exchange/unconditional contract)

Balance due on settlement

CONTRACTS WILL NOT BE SUBJECT TO FINANCE

RESERVATION TERMS AND CONDITIONS

The Purchaser and the Vendor hereby agree as follows:

- In consideration of payment of the Reservation Fee the Vendor hereby reserves the dwelling specified in this reservation (the "Reservation") for sale to the Purchaser until the end of the Reservation Period (7 days from the signing of this form).
- The Purchaser acknowledges that it is not entitled to any interest which accrues on the Reservation Fee which is held in trust.
- At any time prior to the signing of a Contract of Sale for the dwelling (the "Contract") by the Purchaser, the Purchaser may end this Reservation by providing the Vendor written notice to that effect, in which case the Reservation Fee shall be refunded to the Purchaser (less an Administration and Contract Preparation Fee, which the Vendor may elect to charge in its sole discretion). The Purchaser agrees that the Administration and Contract Preparation Fee is \$460.00 (inclusive of GST).
- When a Contract is properly executed by the parties, the full amount of the Reservation Fee shall be applied towards the Deposit payable under the Contract.
- If the Purchaser does not execute the Contract for the dwelling reserved under this Reservation, in a form acceptable to the Vendor by the end of the Reservation Period and pay the balance of the Deposit of 10% of the price of the dwelling or provide a bank guarantee as security for the balance of the Deposit of 10% of the price as required under the Contract, any rights of the Purchaser under this Reservation will lapse and the Reservation Fee will be refunded to the Purchaser (less the Administration and Contract Preparation Fee, which the Vendor may elect to charge in its sole discretion). In the event that the Vendor becomes entitled to the Administration and Contract Preparation Fee in accordance with this Reservation, the Purchaser hereby irrevocably authorises the Vendor's solicitors MSJA Lawyers to withdraw from its trust account the Reservation Fee and pay to the Vendor the Administration and Contract Preparation Fee for its benefit solely and return the balance of the Reservation Fee to the Purchaser.
- The Purchaser acknowledges that:
 - The Vendor has no obligation to agree to sell a dwelling in the Development, to the Purchaser, and may refund the Reservation Fee to the Purchaser in its sole discretion and at any time without being required to justify or explain such action;
 - Mosaic Property Group and its employees, representatives and agents are not liable to the Purchaser as a result of any information, statement, warranty, representation, letter, document or arrangement or any conduct provided, made or done by or on behalf of the Vendor;
 - The information provided in relation to any dwelling in the Development, including its price, is indicative only and may be changed at any time prior to the exchange of the Contract for a dwelling;
 - The Purchaser may not make any objection or claim compensation relating to such a change; and
 - This Reservation shall be governed by the Real Estate laws.

SIGNED BY YOU

Write Full Name

Signature

Date

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