

PROPERTY GUIDE

Edition 31.01.25



 **LJ Hooker**
Adelaide Metro

LJ Hooker is one of the world's leading real estate brands. Across the globe, the LJ Hooker name is synonymous with strength, presence, high visibility, reliability and progress.

At **LJ Hooker Adelaide Metro** we consistently prove our place at the top of the game through hard work, honesty, and a strong ethos based on uncompromisable customer service.

“With our team, we are one of the most **highly awarded offices** in Australia”

The St Peters agency was established in 1988 by Mario Bonomi, Rino Pancione and Claude Buccella, who have now grown it to include Adelaide City, Walkerville and Glynde branches under the name Adelaide Metro. We don't just understand property - we live and breathe it.

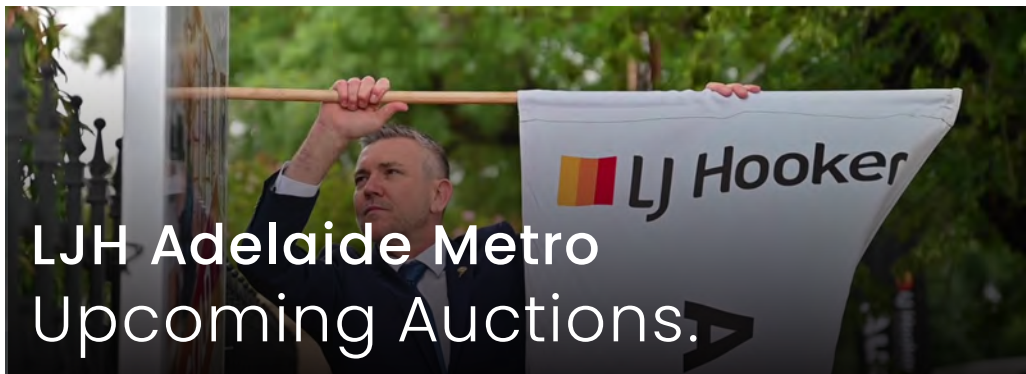
Our highest priority is forming long lasting relationships, which is why so many satisfied clients continue to conduct their business with us, becoming **clients for life**.



Rino Pancione
Director
0417 822 987

Mario Bonomi
Director
0412 080 993

Claude Buccella
Director
0419 394 110



LJH Adelaide Metro Upcoming Auctions.

71 Church Terrace, Walkerville

Marie Brus
0418 844 502

Claude Buccella
0419 394 110

Saturday 8th February at 11:00am

15 Atlas Court, Modbury North

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

Saturday 15th February at 12:30pm

35 Debneys Road, Norton Summit

Marie Brus
0418 844 502

Mark Brus
0408 389 544

Saturday 15th February at 2:00pm

Coming Soon.

Stonyfell

Luke Mitchell
0411 703 055

Claude Buccella
0419 394 110

Coming Early February

Angle Vale

Luke Mitchell
0411 703 055

Coming Late February

Magill

Marie Brus
0418 844 502

Mark Brus
0408 389 544

Coming Late February

Athelstone

Luke Mitchell
0411 703 055

Coming Late February

Semaphore Park

Luke Mitchell
0411 703 055

Coming Mid April



Open inspections this week.

Saturday 1st February

3 Conmurra Court, Craigmore	Luke Mitchell 0411 703 055	Salam Dawood 0478 360 155	10:45am - 11:15am
35 Debneys Road, Norton Summit	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am - 11:30am
71 Church Terrace, Walkerville	Marie Brus 0418 844 502	Claude Buccella 0419 394 110	12:00pm - 12:30pm
5/14 Talinga Avenue, Kilburn	Troy Tyndall 0401 661 997	Luke Mitchell 0411 703 055	12:00pm - 12:30pm
6 Sherwell Avenue, Modbury North	Doris He 0423 707 585	Jash Shah 0450 003 797	12:00pm - 12:30pm
15 Atlas Court, Modbury North	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	12:30pm - 1:00pm
3106 / 17 Austin Street, Adelaide	Troy Tyndall 0401 661 997	Jash Shah 0450 003 797	1:15pm - 1:45pm
20 Filmer Avenue, Glengowrie	Julian Rullo 0407 846 417	Jash Shah 0450 003 797	2:00pm - 2:30pm
57 Corvette Road, Seaford	Luke Mitchell 0411 703 055		2:00pm - 2:30pm



Open inspections this week.

Sunday 2nd February

3 Conmurra Court, Craigmore	Luke Mitchell 0411 703 055	Salam Dawood 0478 360 155	11:00am - 11:30am
35 Debneys Road, Norton Summit	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am - 11:30am
6 Sherwell Avenue, Modbury North	Doris He 0423 707 585	Jash Shah 0450 003 797	11:00am - 11:30am
71 Church Terrace, Walkerville	Marie Brus 0418 844 502	Claude Buccella 0419 394 110	12:00pm - 12:30pm

Tuesday 4th February

15 Atlas Court, Modbury North	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	5:00pm - 5:30pm
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Wednesday 5th February

35 Debneys Road, Norton Summit	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am - 11:30am
71 Church Terrace, Walkerville	Marie Brus 0418 844 502	Claude Buccella 0419 394 110	12:00pm - 12:30pm

Sales Team



Troy Tyndall

General Operations Manager
& Corporate Auctioneer
0401 661 997



Charles Parletta

Sales Consultant
0412 825 186



Doris He

Sales Consultant
0423 707 585



George De Vizio

Sales Manager
0412 392 158

 Top 15%



Greg Nicholls

Sales Consultant
0478 131 807



Jash Shah

Sales Consultant
0450 003 797



Kay Morris

Sales Consultant
0411 181 249

 Top 15%



Julian Rullo

Sales Consultant
0407 846 417



Luke Mitchell

Sales Consultant
0411 703 055



Marie Brus

Sales Consultant
0418 844 502

 Top 15%



Mark Brus

Sales Consultant
0408 389 544



Salam Dawood

Sales Consultant
0478 360 155

AUCTION



3 Conmurra Court **Craigmore**

3  1  3 

Perfect Family Friendly Location!

Welcome to your next home, offering great potential with a 24m wide frontage. Inside, enjoy light-filled spaces, modern flooring, downlights, a brand-new laundry, and an updated bathroom, creating a contemporary atmosphere.

Relax in the inviting living room or gather in the separate dining area. The updated kitchen features a gas stove, plenty of storage, and a large window overlooking the backyard.

The master bedroom is spacious, with the option for a walk-in robe or a home office. Bedroom 3 has a built-in robe for extra storage. The modern bathroom includes new tiling, a stylish vanity, and a separate toilet. The new laundry adds extra functionality.

Outside, the backyard is full of potential—whether for a garden, patio, or veggie patch, it's ready for your creativity.

This home is full of promise and ready for you to make it your own!

Auction

Saturday 8th February 12:30pm

Agent



Luke Mitchell

0411 703 055

luke.mitchell@ljhdelaiddemetro.com.au



Salam Dawood

0478 360 155

salam.dawood@ljhdelaiddemetro.com.au

AUCTION



15 Atlas Court **Modbury North**

6 3 2

Live Amongst the Treetops with Spacious Elegance

With its idyllic location, architectural charm, and sweeping views at every turn, this home is a once-in-a-lifetime opportunity to live in harmony with nature without sacrificing modern convenience. Whether you are relaxing on the balcony, entertaining in the expansive lower-level retreat, or simply enjoying the luxurious comforts of this stunning property, you will feel a profound sense of peace and connection to the natural world.

This is more than just a house—it is a sanctuary where lifelong memories are waiting to be made.

What you'll love;

- Situated on 1372sqm (approx.)
- Abundance of natural light
- Breath taking views
- 3 Indoor living areas
- Positioned in a quiet cul-de-sac
- 5kw solar system with 5kw battery
- 2x 2500 litres water tanks
- Automatic irrigation
- Gas heating and ducted evaporative cooling
- Security alarm, including window and door sensors.

Auction

Saturday 15th February 12:30pm

Agent



Julian Rullo

0407 846 417

julian.rullo@ljhadelaidemetro.com.au



George De Vizio

0412 392 158

gdevizio@ljhadelaidemetro.com.au

AUCTION



35 Debnays Road **Norton Summit**

4 2 3

Hills living with city convenience

Set on 2,380 sqm of scenic Adelaide Hills land, this charming 1975-built home offers a perfect blend of character and comfort. Showcasing raked ceilings, exposed timber beams, slate floors, and brick walls, it captures the essence of its era while embracing modern convenience.

Enjoy tranquil living with nature at your doorstep, just 8 minutes from the vibrant Magill Village and steps from the iconic Scenic Hotel.

The home features up to four bedrooms, including a master with ensuite and built-in robes in bedrooms 1, 2, and 3. Bedroom 4, with sliding door access, is ideal as a studio or home office.

The open lounge/dining area boasts a combustion heater and split system air conditioning. A well-appointed kitchen overlooks the family room and opens to an expansive garden with entertaining space.

Auction

Saturday 15th February 2:00pm

Agent



Marie Brus

0418 844 502

marie.brus@ljhadelaidemetro.com.au



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au

AUCTION



71 Church Terrace **Walkerville**

4 1 1

1890s sandstone residence with outstanding potential

Situated in one of Adelaide's most exclusive and tightly held addresses is a rare opportunity to transform this sandstone beauty into something special.

Set on approx 880sqm its easy to visualise the huge potential of this character laden property.

A welcoming grand arched hallway, high ceilings and floorboards are the foundation of this exciting opportunity.

Currently disposed as 4 bedrooms, all with fireplaces and a central living area and cellar. The modern kitchen with dishwasher overlooks the family room with sliding doors to the rear garden.

Additional Features:

- Second wc
- Ducted reverse cycle air conditioning
- Split system unit
- Auto watering system
- Under cover parking for 2 cars

Auction

Saturday 8th February 11:00am

Agent



Marie Brus

0418 844 502

marie.brus@ljhadelaidemetro.com.au



Claude Buccella

0419 394 110

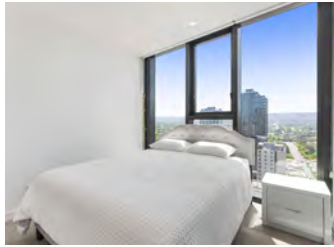
clauda.buccella@ljhadelaidemetro.com.au



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au



3106 / 17 Austin Street **Adelaide**

3 2 1

Luxury Lifestyle Living

Located in the heart of the city, this modern and spacious apartment complex offers the perfect combination of convenience and comfort.

This stunning three-bedroom apartment boasts a spacious open-plan design, filled with natural light and adorned with modern finishes. The timber-floored living room is a standout feature, offering a bright and airy atmosphere with breathtaking views of the city skyline.

A luxuriously appointed kitchen offers a stone island benchtop, integrated Miele appliances including a fridge/freezer, dishwasher, 900 mm oven, a 900 mm five burner gas cooktop and ducted rangehood.

This apartment offers three spacious bedrooms complete with wool blend carpets and built-in robes to bedrooms two and three, the master bedroom offers a walk-in robe with plenty of closet space, a large ensuite bathroom. All three bedrooms have brilliant views.

For Sale

\$1,250,000

Agent



Troy Tyndall

0401 661 997

troy.tyndall@ljhadelaidemetro.com.au



Jash Shah

0450 003 797

jash.shah@ljhadelaidemetro.com.au



20 Filmer Avenue **Glengowie**

3  1  4 

Prime Opportunity on a Coveted Corner Block

Welcome to 20 Filmer Avenue, a charming home on a 457m² corner block in sought-after Glengowie. Blending timeless appeal with modern comfort, this property suits families, downsizers, or investors seeking convenience and opportunity.

Inside, you'll find three spacious bedrooms, all with ceiling fans. Two feature built-in robes, while the third is versatile as a retreat, home office, or studio.

The light-filled kitchen boasts a skylight, ample storage, and a dishwasher, creating a functional and stylish space.

Polished timber floors and large windows enhance the living and dining areas with natural light. Neutral tones throughout offer a blank canvas for your style. The low-maintenance yard provides space for relaxation or entertaining, with a carport and garden shed adding practicality.

For Sale

\$900,000 – \$940,000

Agent



Julian Rullo

0407 846 417

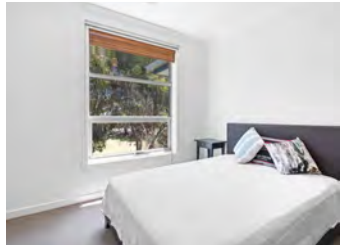
julian.rullo@ljhadelaidemetro.com.au






Jash Shah

0450 003 797

jash.shah@ljhadelaidemetro.com.au



5 / 14 Talinga Avenue **Kilburn**

3  2  2 

Reserve-Fronted, Low-Maintenance Home Minutes From CBD

Conveniently located this home provides a harmonious blend of privacy and accessibility, while offering the serenity of a retreat and near essential facilities. This home would be perfect for first time homebuyers, professional couples, young families, as well as savvy investors.

Being the largest townhouse in the group, this home was designed with the modern family in mind. Complimented by 2 separate living areas,

3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs, and a powder room downstairs for added convenience whilst entertaining guests.

The second living area upstairs lends to a range of different uses. Whether you need a home office space, parents retreat, games area or peaceful zone to relax while taking in the views of the reserve.

For Sale

Contact Agent

Agent



Troy Tyndall

0411 661 997

troy.tyndall@ijhadelaidemetro.com.au



Luke Mitchell

0411 703 055

luke.mitchell@ijhadelaidemetro.com.au



6 Sherwell Avenue **Modbury North**

3  1  4 

Your Ultimate Family Entertainer!

Discover the possibilities in leafy Modbury North - a beautifully renovated property with standout features in an unbeatable location. Just off Kelly Road, this generous 749m2 block makes it a rare find for first-home buyers, investors and developers alike.

With three spacious bedrooms and a refreshed modern interior, this home is designed to impress. The sleek updated kitchen adds style and practicality to your daily life.

Spacious living and dining areas, paired with ducted reverse-cycle air conditioning, create a comfortable retreat you'll love coming home to.

Step outside to an entertainer's dream - a spacious undercover verandah together with a sparkling pool, perfect for summer barbecues and quiet relaxation. Dual driveways, a two-car carport and a one-car shed with a cellar offer ample parking and storage.

Best Offer By

Monday 3rd February 3:00pm

Agent



Doris He

0423 707 585

doris.he@ljhadelaidemetro.com.au



Jash Shah

0450 003 797

jash.shah@ljhadelaidemetro.com.au



3 Glen Court **Paradise**

3 1 1

Investors Paradise – With Urban Corridor Zoning!

Those looking to add value will instantly recognise the potential to transform this home into a modern residence, extend or create consulting rooms/small business activities with flexible Urban Corridor Zoning. This is a home with the best of both worlds! Plus the addition of outstanding driveway access to the rear of the home, for potential clients or those simply needing to store away treasured cars/caravans.

Featuring:

- Excellent 768m2 (approx.) allotment
- Three bedrooms - Master with build-in robes
- Huge open plan dining and kitchen area
- Great sized lounge, bathed in natural light
- Family bathroom with a separate toilet
- Handy shed for vehicle storage or tools
- Great sized driveway
- Huge garden to add further storage or for children to roam.

For Sale

\$790,000 - \$810,000

Agent






Greg Nicholls

0478 131 807

greg.nicholls@ljhadelaidemetro.com.au



57 Corvette Road **Seaford**

3  2  1 

Coastal Living Without The Traffic!

Imagine waking up just one street back from the beach, where summer weekends are unforgettable, and beachside living becomes part of your daily routine. This beautifully updated three bedroom family home blends functionality with modern comforts, all on a generous block surrounded by lush, established gardens.

The location of this home cannot be overlooked, located off a quiet street, noise will not be a concern.

Step inside to discover light filled interiors complemented by ducted reverse cycle a/c, solar system with batteries and much more. The separate lounge creates the perfect space for the modern family, raked ceilings and garden views compliment the space perfectly.

The open plan kitchen flows seamlessly into the dining and casual living space, creating a hub for family connection and entertaining.

For Sale

Contact Agent

Agent



Luke Mitchell

0411 703 055

luke.mitchell@jhadelaidemetro.com.au



4A Fernbank Terrace **Stonyfell**

4  2  2 

An Exquisite Family Home

Modern low maintenance single storey residence on 624m2 (approx) allotment.

Tastefully appointed with a French provincial influence and north facing picture windows this elegant home is flooded with natural light and boasts stunning polished timber floors

Offering 4 bedrooms, 2 with built-in robes and master with walk-in robes and ensuite.

The formal lounge and dining room lead through to the quality kitchen and adjacent family/ meals area.

Entertain outdoors in the large undercover paved alfresco or enjoy a quiet moment in the private courtyard.

This complete package is in the tightly held eastern suburb close to all amenities yet privately located in a leafy tranquil setting. Walking distance to St Peter's Girls School.

For Sale

Contact Agent

Agent



Marie Brus

0418 844 802

marie.brus@ljhadelaidemetro.com.au



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au



Adelaide

3106 / 17 Austin Street

Luxury Lifestyle Living

3 2 1



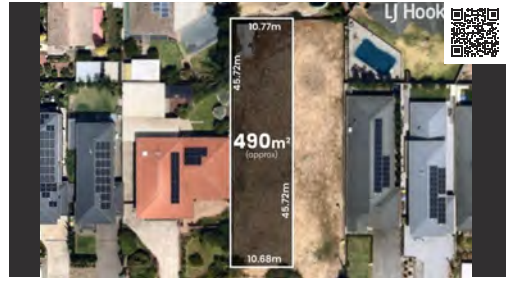
Troy Tyndall
0401 661 997



Jash Shah
0450 003 797

For Sale

\$1,250,000



Athelstone

Lot 4, 72 Maryvale Road

Prime Land Opportunity

490m²



Julian Rullo
0407 846 417



George De Vizio
0412 392 158

For Sale

\$680,000 - \$720,000



Beltana

1 Fourth Street

A belter in Beltana

2,360m²



Troy Tyndall
0401 661 997

For Sale

\$180,000 - \$200,000



Campbelltown

24A Chapel Street

Unmatched Luxury in a Premier Location

4 3 2




Greg Nicholls
0478 131 807

For Sale

\$1,200,000 - \$1,290,000

Find out the value of your home by booking a **free property appraisal.**



Scan the QR Code to request your free automated appraisal or call 0401 661 997



Craigmore

3 Conmurra Court

Perfect family friendly location

3 1 3



Luke Mitchell
0411 703 055



Salam Dawood
0478 360 155

Auction

Saturday 8th February 12:30pm



Glengowie

20 Filmer Avenue

Prime Opportunity on a Coveted Corner Block

For Sale

\$900,000 - \$940,000

3 1 4



Julian Rullo
0407 846 417



Jash Shah
0450 003 797



Kilburn

5 / 14 Talinga Avenue

Reserve-Fronted, Low-Maintenance Home Minutes From CBD

For Sale

Contact Agent

3 2 2



Troy Tyndall
0401 661 997



Luke Mitchell
0411 703 055

UNDER CONTRACT



Klemzig

2 / 20B Fourth Avenue

Contemporary Charm

Best Offer By

Tuesday 28th January 1:00pm

3 1 1



Doris He
0423 707 585



Luke Mitchell
0411 703 055



AUCTION

Modbury North

15 Atlas Court

Live Amongst the Treetops with Spacious Elegance

Auction

Saturday 15th February at 12:30pm

6 3 2



Julian Rullo
0407 846 417



George De Vizio
0412 392 158



Modbury North

6 Sherwell Avenue

Your Ultimate Family Entertainer!

Best Offer By

Monday 3rd February 3:00pm

3 1 4



Doris He
0423 707 585



Jash Shah
0450 003 797



Nailsworth

46 Stevenson Street

Imagine The Possibilities!

For Sale

Contact Agent

613m²



Luke Mitchell
0411 703 055



AUCTION

Norton Summit
35 Debnays Road

4 🚗 2 🏠 3 🚗

Hills living with city convenience



Marie Brus
0418 844 502

Auction

Saturday 15th February at 2:00pm



Mark Brus
0408 389 544



Paradise
3 Glen Court

3 🚗 1 🏠 1 🚗

Investors Paradise - With Urban Corridor Zoning!

For Sale

\$790,000 - \$810,000



Greg Nicholls
0478 131 807



Seaford
57 Corvette Road

3 🚗 2 🏠 1 🚗

Coastal Living without the Traffic!



Luke Mitchell
0411 703 055

For Sale

Contact Agent



Stonyfell
4A Fernbank Terrace

4 🚗 2 🏠 2 🚗

An Exquisite Family Home



Marie Brus
0418 844 502

For Sale

Contact Agent



Mark Brus
0408 389 544



Tranmere
5 / 33 John Avenue

3 🚗 2 🏠 2 🚗

Exceptional Value With No Stamp Duty



George De Vizio
0412 392 158

For Sale

\$885,000



Claude Buccella
0419 394 110



Walkerville
71 Church Terrace

4 🚗 1 🏠 1 🚗

1890's Sandstone Residence with Outstanding Potential

Auction

Saturday 8th February at 11:00am



Marie Brus
0418 844 502



Claude Buccella
0419 394 110



Mark Brus
0408 389 544

Does Your Property Manager

Answer the phone?

Actually do routine inspections?

Keep your rent at market value?

Go above and beyond for you?



We do, plus more!
Call us today or scan for
a free property appraisal

Property Management Team



Claude Buccella
Director
0419 394 110



Kirsty Clark
Business Development Manager
0422 005 721



Matthew Panozzo
Property Investment Manager
0405 224 369



Tony Trajkovic
Property Investment Manager
0401 349 899



Amanda Walasek
Residential Leasing Agent
0431 017 416



Jackson Dodwell
Property Investment Manager
0434 079 463



Jenny D'Angelo
Property Investment Manager
0447 347 284



Jessica Dimasi
Property Investment Manager
0413 041 287



Jiawen Gao
Property Investment Manager
0422 571 024



Keith Brown
Property Investment Manager
0402 353 240



Tri Nguyen
Property Investment Manager
0423 686 219



Erica Chai
Property Investment Management
- Admin



Available Rentals.

56 Gilbert Street

 2  2  2

Rent \$785/wk

Amanda Walasek

Adelaide

Available 19 Feb

Bond \$3,140

0431 017 416

42 Fifth Avenue

 3  2  2

Rent \$700/wk

Tri Nguyen

Ascot Park

Available Now

Bond \$2,800

0423 686 219

12 Coronation Avenue

 3  2  1

Rent \$735/wk

Matthew Panozzo


Campbelltown

Available Now

Bond \$2,940

0405 224 369

4a Karyn Avenue

 3  2  2

Rent \$650/wk

Matthew Panozzo

Campbelltown

Available Now

Bond \$2,600

0405 224 369

1 / 5 John Street

 4  2  2

Rent \$750/wk

Tri Nguyen

Firle

Available Now

Bond \$3,000

0423 686 219

19 / 1 Cameron Avenue

 1  1

Rent \$230/wk

Jackson Dodwell

Gilles Plains

Available Now

Bond \$920

0434 079 463

8 Victoria Street

 3  1  1

Rent \$520/wk

Jessica Dimasi

Glandore

Available Now

Bond \$2,080

0413 041 287

14 Alabar Crescent

 3  2  6

Rent \$650/wk

Keith Brown

Globe Derby Park

Available Now

Bond \$2,600

0402 353 240

Available Rentals.

71 Hectorville Road
Hectorville

 3  1  2

Available Now

Rent \$470/wk

Bond \$1,880

Jenny D'Angelo

04447 347 284

15A Lowan Drive
Ingle Farm

 3  1  1

Available 6 Feb

Rent \$570/wk

Bond \$2,280

Jiawen Gao

0422 571 024

100a Hawker Street
Ridleyton

 2  1  1

Available 6 Feb


Rent \$500/wk

Bond \$2,000

Keith Brown

0402 353 240

Is your Property being Professionally Managed?

 **LJ Hooker** Adelaide Metro



Kirsty Clark
Business Development Manager

0422 005 721
kirsty.clark@ljhooker.com.au

Scan for a free
Rental Appraisal



Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a flood **prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, **downpipes** and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How energy **efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.



NEED TO MOVE? UNSURE HOW?

With historically low levels of houses & rentals available, making a move can be daunting.

Our clients have benefited from our experience, guidance, and have implemented our strategies to make their best move.

**Need a plan?
Reach out to our team**

St Peters Office

2a Portrush Road, Payneham 5070
(08) 8362 8008
stpeters.ljhooke.com.au
RLA 61345

Adelaide City Office

Ground Floor, 81 Flinders Street, Adelaide 5000
(08) 8232 8844
adelaide.ljhcommercial.com.au
RLA 61345

COMMERCIAL PROPERTY GUIDE

JANUARY 2025



 **LJ Hooker**

Commercial Adelaide

RLA 231 015

LJ Hooker Commercial Adelaide

LJ Hooker Commercial Adelaide is part of a network offering national solutions for clients navigating the modern business landscape.

The team, led by **Mario Bonomi, Rino Pancione** and **Claude Buccella** have many years of combined industry experience, providing leading outcomes across sales, leasing and property management. The integrated approach benefits the spectrum of clients: from private investors to government agencies and ASX-listed companies.

“With our team, we are one of the most **highly awarded offices in Australia**”

LJ Hooker Commercial Adelaide invests the time and energy to closely understand the objectives and motivations of its clients; after all, the team is led by a business owner as well.

The office is an integral member of the 30-strong wider **LJ Hooker Commercial** network stretching across Australia, opening up clients to markets from Perth to Brisbane, Darwin to Hobart, and key regional hubs in between.

Directors



Claude Buccella
Director
0419 394 110



Mario Bonomi
Director
0412 080 993



Rino Pancione
Director
0417 822 987

Our Commercial Team

LJ Hooker Group comprises one of the largest residential and commercial sales and property management networks, comprising 420 offices (20 being Commercial) and a team of 4,300 sales professionals, property managers, and support staff across the Tasman.

The team at LJ Hooker Commercial Adelaide offers you local knowledge, commitment and dedication. All backed by the marketing strengths of one of Australia's best known and respected real estate companies.



MARIO BONOMI
Director



CLAUDE BUCCELLA
Director



RINO PANCIONE
Director



CHARLES PARLETTA
Sales and Leasing
Manager



KOFI ADIH
Sales and Leasing



FENDI KLEMENTOU
Sales and Leasing
Executive



MARK TETTIS
Sales and Leasing



JOHN ZAVOS
Sales and Leasing



ANDREW FORTE
Property Manager



DANIELA VEITCH
Property Manager



MICHAEL VAUGHAN
Property Manager



VANESSA KALIKATZAROS
Business Systems
Operator



BROOKE STEAD
Business Systems
Operator



**MARIANN
ATHANASOPOULOS**
Administration



MICHELINA DE MEO
Administration



CHARLOTTE TILBROOK
Administration



Level 3 / 108 King William Street **Adelaide**

Quality Office Space – Whole Floor with 9B Approval

For Sale

Contact Agent

Build Area

525m2



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



101 Grenfell Street **Adelaide**

Premium CBD Landmark Location

For Sale

Contact Agent

Build Area

90 - 1650sqm



Mario Bonomi
0412 080 993



Fendi Klementou
0426 258 030

Disclaimer: all build and land areas are approximate



Unit 815 / 147 Pirie Street Adelaide

Tenanted Investment Suite in the Heart of the CBD at Aurora

For Sale	Contact Agent
Build Area	29 sqm



Fendi Klementou
0426 258 030



Lot 1 / 187 Grenfell Street Adelaide

East End Lease Investment

For Sale	Contact Agent
Build Area	462 sqm



Mark Tettis
0433 139 892



Charles Parletta
0412 825 186



209 Hutt Street **Adelaide**

COSMOPOLITAN CHARACTER OFFICES ON HUTT

For Sale	Contact Agent
Land Area	332sqm



Fendi Klementou
0426 258 030



Mario Bonomi
0412 080 993



Level 9 & 12 / 108 King William Street **Adelaide**

Premium Investment Opportunity – Levels 9 & 12

For Sale	Contact Agent
Build Area	472m2



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



917 / 147 Pirie Street **Adelaide**

Affordable CBD Investment

For Sale	Contact Agent
Land Area	45 sqm



John Zavos
0414 229 211



30 Bain Road **Angle Vale**

5 Acre Development Opportunity

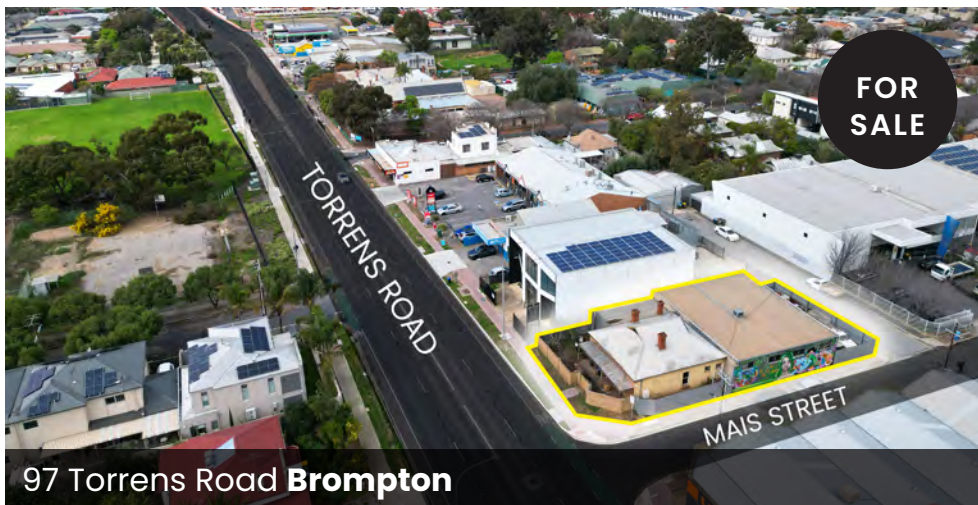
For Sale	Contact Agent
Land Area	20,267 sqm



Fendi Klementou
0426 258 030



Mario Bonomi
0412 080 993



**FOR
SALE**

97 Torrens Road Brompton

Office Warehouse with Endless Potential

For Sale Contact Agent

Build Area 368m2



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



**FOR
SALE**

10 Henschke Street Dry Creek

Prime Industrial Holding with Development Potential

For Sale Contact Agent

Land Area 8658m2



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



34-36 Oldham Road **Elizabeth Vale**

Versatile Medical Facility with Repositioning Potential

For Sale Contact Agent

Land Area 2024m2



Mark Tettis
0433 139 892



205 Glen Osmond Road **Frewville**

Lucrative Commercial Investment Opportunity in Frewville

For Sale Contact Agent

Build Area 412 sqm



Mario Bonomi
0412 080 993



Fendi Klementou
0426 258 030

UNDER CONTRACT



985 - 987 South Road Melrose Park

Fully Leased Prime Investment Opportunity

For Sale

Contact Agent

Build Area

810 sqm



Mark Tettis

0433 139 892



Kay Morris

0411 181 249



99 Henley Beach Road Mile End

Western Gateway Development Opportunity

For Sale

Contact Agent

Build Area

1500m2



Mark Tettis

0433 139 892



Mario Bonomi

0412 080 993



1164 Old Port Road & 26 Dixon Street Royal Park

Outstanding Industrial Infill Development Opportunity

For Sale	Contact Agent
Land Area	2144 sqm



Mario Bonomi
0412 080 993



Mark Tettis
0433 139 892



55 Oaklands Road Somerton Park

Versatile Main Road Investment With Development Upside

For Sale	Contact Agent
Land Area	2,304 sqm



Mark Tettis
0433 139 892



Stan Tettis
0409 286 820



FOR SALE

1-4 / 51 Stephen Terrace St Peters

St Peters Investment Opportunity: Entire Group of Strata-Titled Commercial Units

For Sale	Contact Agent
Build Area	621 sqm



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



FOR SALE

128-134 Payneham Road Stepney

5 Acre Development Opportunity

For Sale	Contact Agent
Land Area	960 sqm



Fendi Klementou
0426 258 030



Mario Bonomi
0412 080 993

Disclaimer: all build and land areas are approximate

Recent Leases.



Joslin
229 Payneham Road

Build area: 422sqm



Norwood
Suites 3 & 4 / 136 The Parade

Build area: 280 sqm



Newton
40 Stradbroke Road

Build area: 813 sqm



Tranmere
Unit 4/Tenancy 1 & 3 / 190 Glynburn Road

Build area: 33 - 127 sqm



Norwood
136 The Parade

Build area: 70 sqm



Wingfield
49 - 51 Wing Street

Build area: 670 sqm



Newton
73a Graves Street

Build area: 466 sqm



Frewville
205 Glen Osmond Road

Build area: 412 sqm

Disclaimer: all build and land areas are approximate



Paralowie

337 Whites Road

One site left! Take Away/Diner/Café/
Hairdresser

Build Area	Lease Price
52 sqm	Contact Agent

Contact **Michael Vaughan**
0415 715 247



Parkside

188 Greenhill Road

MODERN OFFICE WITH PARKING,
IN PARKSIDE

Build Area	Lease Price
295 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993
Fendi Klementou
0426 258 030



Port Adelaide

25 Liddon Place

Modern Office/Warehouse

Build Area	Lease Price
175 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892



Ridgehaven

20 Dewar Avenue

BRAND-NEW PREMIUM WAREHOUSE
LEASING OPPORTUNITY

Build Area	Lease Price
270 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993
Fendi Klementou
0426 258 030



Salisbury Downs

287 Salisbury Highway

Medical/Allied Health Opportunity

Build Area	Lease Price
170 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892
Rino Pancione
0417 822 987



St Morris

441 Magill Road

Prominent Location With Great
Exposure

Build Area	Lease Price
119 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987



Stepney

128a Payneham Road

Prime office or retail opportunity for
lease

Build Area	Lease Price
220 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993
Fendi Klementou
0426 258 030



Tranmere

Tenancy 1 & 3/190 Glynburn Road

Excellent office/retail opportunity

Build Area	Lease Price
33 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892
Stan Tettis
0409 286 820



Trinity Gardens

164-168 Portrush Road

Prime Bulky Goods Retail Opportunity

Build Area	Lease Price
937 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993
Fendi Klementou
0426 258 030



Hillcrest

Ground Floor/132-134 Fosters Road

One Tenancy Available

Build Area	Lease Price
76 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892
Rino Pancione
0417 822 987



Maylands

3 / 163-165 Magill Road

HIGH EXPOSURE AND GREAT ACCESS

Build Area	Lease Price
80 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987



Mount Gambier

Shop 2 / 50 Boandik Terrace

Retail Premises at a Very Reasonable Price

Build Area	Lease Price
60 sqm	Contact Agent

Contact **Michael Vaughan**
0415 715 247



Norwood

231 The Parade

Sophisticated Elegance with Rare Charm

Build Area	Lease Price
379 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030



Norwood

67 Edward Street

Eastern Suburb Gem

Build Area	Lease Price
164 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030



Norwood

4/92-94 The Parade

Large First Floor Office in a Prime Location

Build Area	Lease Price
288 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892
Rino Pancione
0417 822 987



Norwood

154B The Parade

Prime Retail Space

Build Area	Lease Price
119sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892
Rino Pancione
0417 822 987



Norwood

3B/92-94 The Parade

Large First Floor Office in a Prime Location

Build Area	Lease Price
288 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993
John Zavos
0414 229 211



Paradise

Level 1 / 683 Lower North East Road

Prime Commercial Space in Paradise

Build Area	Lease Price
400 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987
Mark Tettis
0433 139 892



Cumberland Park

456 Goodwood Road

Blank Canvas Opportunity

Build Area 290 sqm
Lease Price Contact Agent

Contact **John Zavos**
0414 229 211



Dry Creek

54 - 56 Magazine Road

High Clearance Office/Warehouse

Build Area 589 sqm
Lease Price Contact Agent

Contact **John Zavos**
0414 229 211



Felixstow

501 Lower North East Road

Prominent Retail Location

Build Area Varies with tenancy selection
Lease Price Contact Agent

Contact **Rino Pancione**
0417 822 987



Fullarton

Suite 5/224-226 Glen Osmond Road

Modern Quality Office

Build Area 233 sqm
Lease Price Contact Agent

Contact **Mark Tettis**
0433 139 892



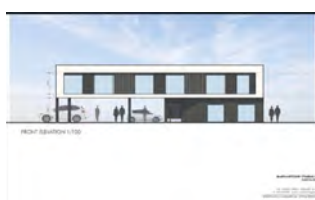
Gawler

4 / 7 Walker Place

Flexible Retail Opportunity

Build Area 67 sqm
Lease Price Contact Agent

Contact **Rino Pancione**
0417 822 987
Anton Faranda
0401 818 436



Gawler East

4 Hurst Road

BRAND-NEW COMMERCIAL OFFICE BUILD

Build Area 300 sqm
Lease Price Contact Agent

Contact **Fendi Klementou**
0426 258 030
Mario Bonomi
0412 080 993



Gawler South

Suite 3 / 12 Adelaide Road

Relocate your Home Business

Build Area 31 sqm
Lease Price Contact Agent

Contact **Rino Pancione**
0417 822 987
Anton Faranda
0401 818 993



Green Fields

47 George Street

Exciting New Development
"REGISTER NOW"

Build Area 400-1,265 sqm
Lease Price \$155p/sqm + Outs + GST

Contact **Stan Tettis**
0409 286 820
Mario Bonomi
0412 080 993



Hackham

Hackham Plaza Shopping Centre

Last Remaining Tenancy

Build Area 75 sqm
Lease Price Contact Agent

Contact **Fendi Klementou**
0426 258 030



Adelaide

Shop 3 / 4-10 Ebenezer Place

Retail Gem in the East End

Build Area	Lease Price
46 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030



Adelaide

1 / 66 Wyatt Street

Flexible Space

Build Area	Lease Price
15.2 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892



Adelaide

101 Grenfell Street

Character Office Space in the CBD

Build Area	Lease Price
90-1,650 sqm	\$475 gross p/sqm

Contact **Fendi Klementou**
0426 258 030
Mario Bonomi
0412 080 993



Adelaide

Level 2/81 Flinders Street

A-Grade CBD Building with Flexible Office Space

Build Area	Lease Price
399 sqm	\$475 gross p/sqm

Contact **Fendi Klementou**
0426 258 030
Mario Bonomi
0412 080 993



Belair

Shops 8 & 9/6-10 Main Road

Be at Belair Vines

Build Area	Lease Price
222.7 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892
Mario Bonomi
0412 080 993



Beverley

83-85 Ledger Road

Prime Industrial Opportunity in Beverley

Land Area	Lease Price
1182 sqm	Contact Agent

Contact **Claude Buccella**
0419 394 110
Anton Faranda
0401 818 993



Blackwood

Shop 10 & 11 / 168-170 Main Road

Flexible Retail Opportunities

Build Area	Lease Price
134 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987
Anton Faranda
0401 818 993



Brighton

447 'Portion of' Brighton Road

Prominent Corner Tenancy

Build Area	Lease Price
85.90 sqm	Contact Agent

Contact **Kofi Adih**
0414 834 151
Stan Tettis
0409 286 820



Camden Park

'THE COTTAGE', 9-11 Carlisle Street

FULLY EQUIPPED, SHARED SPACE FOR LEASE

Build Area	Lease Price
85.90 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030
Mario Bonomi
0412 080 993



Adelaide

Unit 27, Level 4/55 Gawler Place

Quality Office/Consultancy Space

Build Area	Lease Price
85 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030

Mario Bonomi
0412 080 993



Adelaide

209 Hutt Street

COSMOPOLITAN CHARACTER OFFICES ON HUTT

Build Area	Lease Price
332 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892

Fendi Klementou
0426 258 030



Adelaide

G52/45 Grenfell Street

CBD Cafe/Retail Opportunity

Build Area	Lease Price
116.5 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030

Mario Bonomi
0412 080 993



Adelaide

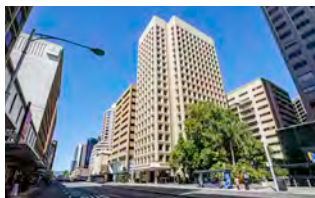
58-60 Gawler Place

Landmark Character Leasing Opportunity in the Heart of Adelaide CBD

Build Area	Lease Price
190 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892

Justin Li
0422 221 162



Adelaide

45 Grenfell Street

3 Floors Each of 697sqm* Available

Build Area	Lease Price
697 sqm (per floor)	\$290 p/sqm

Contact **Mario Bonomi**
0412 080 993



Adelaide

264-270 Angas Street

PRIME LOCATION – A Unique Opportunity for Your Business!

Build Area	Lease Price
90-748 sqm	Contact Agent

Contact **Claude Buccella**
0419 394 110

Rino Pancione
0417 822 987



Adelaide

228-230 North Terrace

Walk-through Retail Opportunity

Build Area	Lease Price
20-292 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892

Rino Pancione
0417 822 987



Adelaide

Ground Floor/103-105 Waymouth St

High Profile Corner Opportunity

Build Area	Lease Price
261 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993



Adelaide

Lot 1/187 Grenfell Street

Convenient East End Location

Build Area	Lease Price
462 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892

Charles Parletta
0412 825 186

Recent Sales.



Kilburn

392 Prospect Road

Land area: 455 sqm
Build area: 1836 sqm



Campbelltown

569 & 571 Lower North East Road

Land area: 1255 sqm
Build area: 238 sqm



Payneham

292 Payneham Road

Land area: 911 sqm
Build area: 170 sqm

Disclaimer: all build and land areas are approximate

Connect with us

LJ HOOKER COMMERCIAL ADELAIDE

Ground Floor, 81 Flinders Street,
Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

adelaide.ljhcommercial.com.au

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