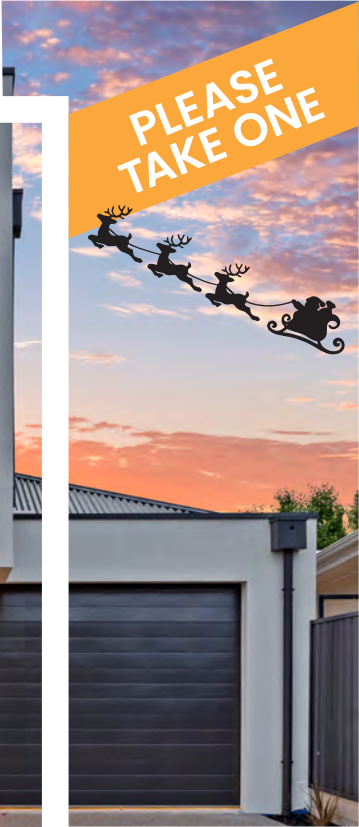
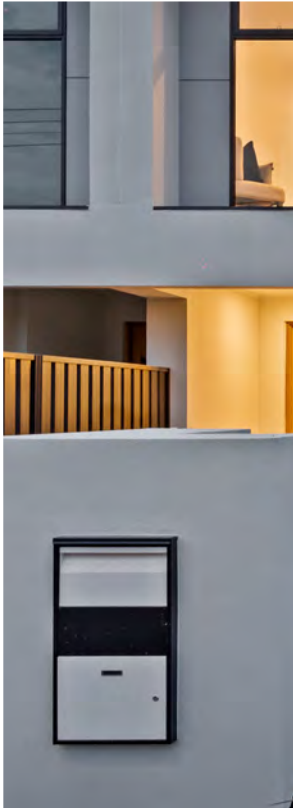


PROPERTY GUIDE

*Christmas
New Year*

2024 / 25



**PLEASE
TAKE ONE**



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.

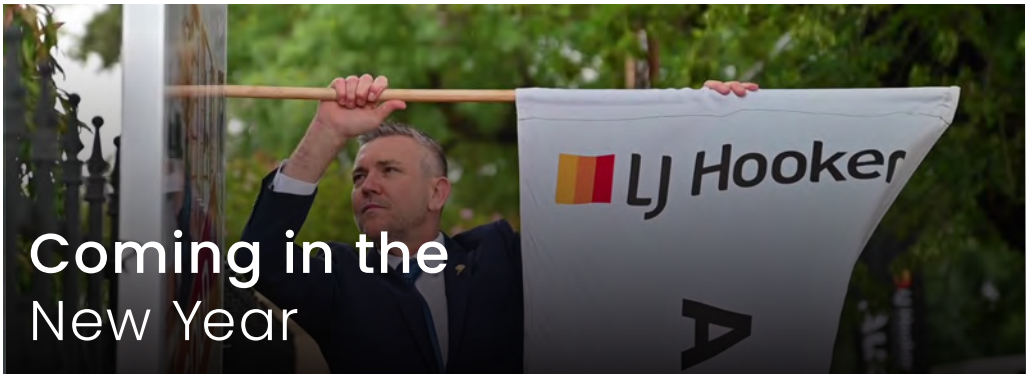
Our highest priority is forming long lasting relationships, which is why so many satisfied clients continue to conduct their business with us, becoming **clients for life**.



Rino Pancione
Director
0417 822 987

Mario Bonomi
Director
0412 080 993

Claude Buccella
Director
0419 394 110



Coming in the New Year

Athelstone

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

Marden

Luke Mitchell
0411 703 055

Modbury

Doris He
0423 707 585

Modbury North

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

Kilburn

Luke Mitchell
0411 703 055

Klemzig

Doris He
0423 707 585

Open inspections this week.

Saturday 14th December

16 Goyder Place, Brompton

Greg Nicholls
0478 131 807

10:00am - 10:30am

24A Chapel Street, Campbelltown

Greg Nicholls
0478 131 807

Doris He
0423 707 585

11:00am - 11:30am

3 Glen Court, Paradise

Greg Nicholls
0478 131 807

12:00pm - 12:30pm

20 Filmer Avenue, Glengowrie

Julian Rullo
0407 846 417

Jash Shah
0450 003 797

1:00pm - 1:30pm

3106 / 17 Austin Street, Adelaide

Troy Tyndall
0401 661 997

Jash Shah
0450 003 797

2:30pm - 3:00pm

1 / 160 Hindmarsh Road, Victor Harbor

Julian Rullo
0407 846 417

3:00pm - 3:30pm



Reach a bigger
pool of buyers.
Go one better.



Scan here to request your
free automated appraisal or
call 0401 661 997

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



Adelaide

3106 / 17 Austin Street

Luxury Lifestyle Living

3 2 1



Troy Tyndall
0401 661 997

For Sale

\$1,250,000



Beltana

1 Fourth Street

A belter in Beltana

2,360m²

For Sale

\$180,000 - \$200,000



Troy Tyndall
0401 661 997



Brompton

16 Goyder Place

Absolute Bliss with a Gated Surprise!

2 1 1



Greg Nicholls
0478 131 807

For Sale

\$790,000 - \$820,000



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



Christie Downs

31 & 31A Christopher Road

Modern Living With Space For The Whole Family!

5 2 1




Luke Mitchell
0411 703 055

For Sale

Contact Agent

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

AUCTION



Glengowie

20 Filmer Avenue

Prime Opportunity on a Coveted Corner Block

Auction

Monday 16th of December 6:00pm

3 🏠 1 🚗 4 🚗



Julian Rullo
0407 846 417



Jash Shah
0450 003 797



Greenhill

34 Yarrabee Road

Dream Family Living with Panoramic Gully Views and Incredible Surrounds

For Sale

Contact Agent

4 🏠 2 🚗 3 🚗



Greg Nicholls
0478 131 807

UNDER CONTRACT



Hectorville

132A Montacute Road

Discover a lifestyle enriched by natural beauty and unbeatable convenience

For Sale

\$680,000

🏠 809m²



Doris He
0423 707 585



Troy Tyndall
0401 661 997

UNDER CONTRACT



Holden Hill

22 Lambert Avenue

Modern Luxury with Stunning Reservoir Views

For Sale

Contact Agent

4 🏠 2 🚗 2 🚗



George De Vizio
0412 392 158



Julian Rullo
0407 846 417



Modbury North

6 Sherwell Avenue

Your Ultimate Family Entertainer!

For Sale

Contact Agent

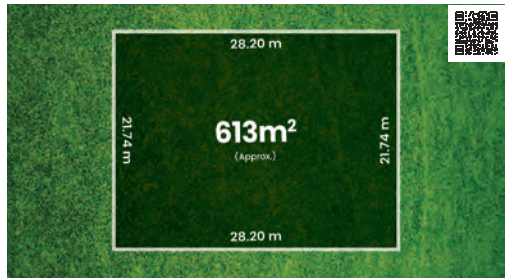
3 🏠 1 🚗 4 🚗



Doris He
0423 707 585



Jash Shah
0450 003 797



Nailsworth

46 Stevenson Street

Imagine The Possibilities!

For Sale

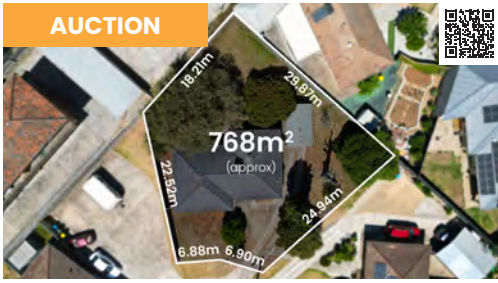
Contact Agent

🏠 613m²



Luke Mitchell
0411 703 055

AUCTION



Paradise

3 Glen Court

3 🏠 1 🚗 1 🚗

Investors Paradise - With Urban Corridor Zoning!

Auction

Saturday 14th December 12:30pm



Greg Nicholls

0478 131 807

UNDER CONTRACT



St Agnes

3 / 134 - 136 Hancock Road

2 🏠 1 🚗 1 🚗

Perfect Blend of Style, Space and Simplicity



Julian Rullo
0407 846 417

Best Offer By

Tuesday 17th of December 12:00pm



George De Vizio
0412 392 158



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



Victor Harbor

1 / 160 Hindmarsh Road

3 🏠 2 🚗 2 🚗

Coastal Living at Its Finest

For Sale

\$770,000 - \$820,000



Julian Rullo
0407 846 417



Merry Christmas



**From all the Team
at LJ Hooker Adelaide Metro**

OFFICE CLOSED: Monday 16th December 2024


REOPENING ON: Monday 6th January 2025

Our staff will be available to take
your calls during this period on:

8362 8008



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 844 502

marie.brus@ljhadelaidemetro.com.au



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au



16 Goyder Place **Brompton**

2 1 1

Absolute Bliss with a Gated Surprise!

- Charming character home
- Secure automatic gated entry
- Great sized kitchen with gas cooktop, plenty of cabinetry and Puratap filtered water
- Gorgeous open plan living and dining, with lush green views to the garden
- Generous bedrooms
- Split system air-conditioning to lounge
- Ceiling fans throughout
- Brand-new carpets and freshly painted throughout
- Beautiful paved outdoor entertaining area with pitched pergola
- Solar system for energy efficiency
- Gas hot water
- Garage with secure internal access
- Manicured gardens with handy tool shed

This home offers the ultimate in urban convenience, while bring surrounded in wonderful park. You are just moments from Hawker Street, local pubs and trendy cafés. Ovingham train station is a short 15 min walk away.

For Sale

\$790,000 – \$820,000

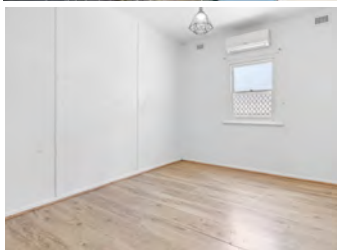
Agent



Greg Nicholls

0478 131 807

greg.nicholls@jhadelaidemetro.com.au



17 Thomas Street **Cavan**

2 1 1

Development Site With Dual Income Potential

Unlock the potential of a rare, dual-purpose (STCC) site located in the thriving industrial suburb of Cavan. This property offers investors and developers an exceptional opportunity to capitalise on both residential income and an industrial expansion.

Key Features:

- Total area 806 sqm*
- 16.03m* frontage to Thomas Street
- Tightly held industrial precinct
- Existing residential dwelling with further developable land to the rear
- Passing residential income
- Suited to a range of development outcomes (STCC)
- Zoned Strategic Employment - City of Salisbury

For Sale

Contact Agent

Agent



Troy Tyndall

0401 661 997

troy.tyndall@ljhadelaidemetro.com.au






Mark Tettis

0433 139 892

mark.tettis@ljhcommercialadelaide.com.au



22 Lambert Avenue **Holden Hill**

4  2  2 

Modern Luxury with Stunning Reservoir Views

Imagine relaxing in your spacious living room, taking in uninterrupted views of the shimmering reservoir. Here, tranquility and natural beauty are right on your doorstep, with residents enjoying easy access to a myriad of walking trails, perfect for leisurely strolls or active pursuits amidst nature's beauty. Positioned within a stone's throw to vital amenities and a short drive from the bustling Tea Tree Plaza Shopping Centre and the Gilles Plains Shopping Centre. Experience the epitome of contemporary living in this immaculate home where every detail has been meticulously crafted for your comfort and enjoyment.

What you'll love;

- Overlooking Hope Valley Reservoir
- Stamp duty exemption for first home buyers
- 8.8kw solar system
- Open plan kitchen/living and dining
- Covered outdoor entertaining area
- Master bedroom boasts built-in robes, ensuite and balcony
- Abundance of natural light
- Versatile fourth bedroom
- Reverse cycle air-conditioning
- Low maintenance
- Double Garage

For Sale

Contact Agent

Agent



George De Vizio

0412 392 158

gdevizio@ljhadelaidemetro.com.au



Julian Rullo

0407 846 417

julian.rullo@ljhadelaidemetro.com.au



46 Stevenson Street **Nailsworth**

613m² 

Imagine The Possibilities!

An extremely rare opportunity to secure your dream block and build to your hearts content!

With a 28m frontage surrounded by beautiful homes, the street presence of your future home will be grand. Not to mention a North facing rear allows ample natural light to flow through.

Experience the convenience of this prime location, situated within a leisurely walking distance from beloved local shops, cafes, and eateries. Not to mention, a number of parks offering a range of sporting facilities.

Immerse yourself in a neighborhood that boasts prestigious private and public schools, such as Nailsworth Primary & Adelaide Botanic High School.

With excellent access to public transportation, exploring metropolitan Adelaide has never been easier.

For Sale

Contact Agent

Agent



Luke Mitchell

0411 703 055

luke.mitchell@ijhadelaidemetro.com.au



34 Yarrabee Road **Greenhill**

4 2 3

Dream Family Living with Panoramic Gully Views and Incredible Surrounds

Featuring:

- 2.7m High square set ceilings
- Master with designer feature lights, concealed walk-in robes and cabinetry
- Luxe en suite with dual showers, niche, floor to ceiling tiles and floating vanity
- Powder room with dual under mount sinks, 20mm Caesar stone and pendant lights
- Jaw-dropping kitchen with Caesar stone benchtops, SMEG appliances and integrated Bosch dishwasher
 - Huge matching walk-in pantry with under mount sink, wine cooler and plenty of bench space
- Double garage with polished concrete floor and three parking spots
- Laundry with sleek floor to ceiling built-in storage, 20mm Caesar stone benchtops and drying bar
- Gorgeous alfresco with LED lights and two ceiling fans
- Solar heated swimming pool with Hardie moisture resistant decking and glass pool fence for views!
- Solar powering the whole house and pool, with battery backup
- 2 x 22,500L rainwater tanks under decking

For Sale

Contact Agent

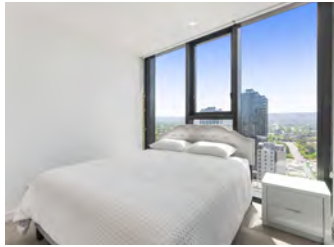
Agent



Greg Nicholls

0478 131 807

greg.nicholls@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

\$1,275,000

Agent



Troy Tyndall

0401 661 997

troy.tyndall@ljhadelaidemetro.com.au



Jash Shah

0450 003 797

jash.shah@ljhadelaidemetro.com.au



1 / 160 Hindmarsh Road **Victor Harbor**

3  2  2 

Coastal Living at Its Finest

Nestled in the admired and tightly-held Bayline Shores apartment complex, this 3-bedroom apartment offers a lifestyle of comfort, convenience and breathtaking beauty. An ideal opportunity for first home buyers, downsizers, investors or those seeking the perfect holiday retreat.

Boasting panoramic sea views, the apartment is designed for modern, low-maintenance living.

The spacious open-plan layout seamlessly connects the

kitchen, living and dining areas, creating the perfect space for entertaining or relaxing with family. The kitchen is a true highlight, featuring granite benchtops, a built-in microwave and ample storage for all your culinary needs.

Step out onto the ocean-facing balcony and be captivated by the stunning coastal scenery – the perfect spot to enjoy your morning coffee or unwind at sunset.

For Sale

\$770,000 - \$820,000

Agent



Julian Rullo

0407 846 417

julian.rullo@jhadelaidemetro.com.au

AUCTION



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.

Auction

Saturday 14th of December 12:30pm

Agent

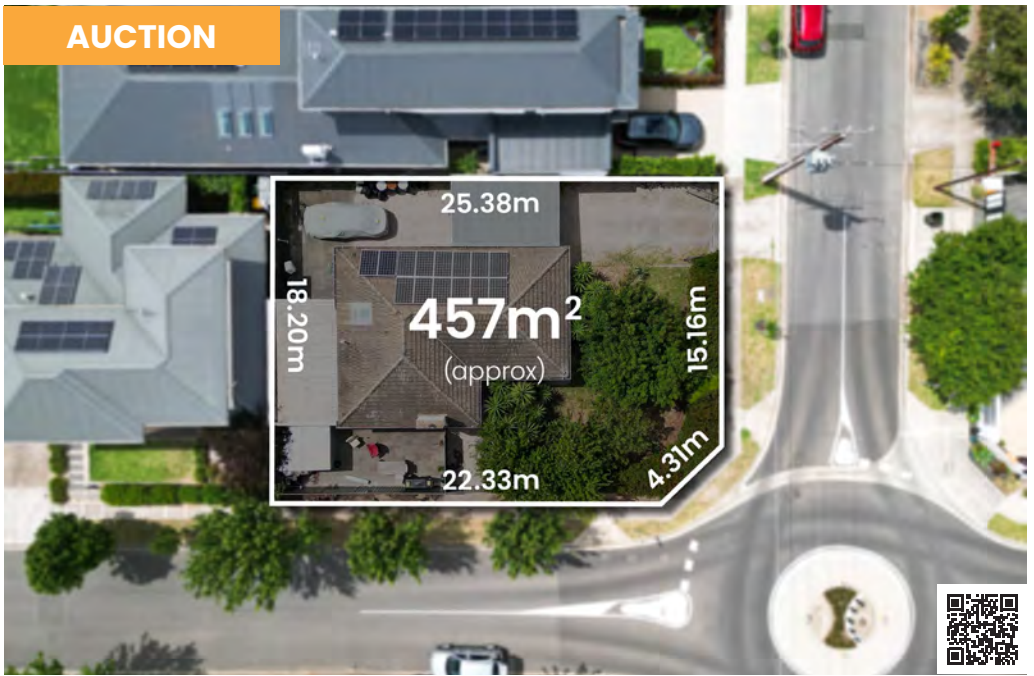


Greg Nicholls

0478 131 807

greg.nicholls@ljhadelaidemetro.com.au

AUCTION



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.

Auction

Monday 16th of December 6:00pm

Agent



Julian Rullo

0407 846 417

julian.rullo@ljhadelaidemetro.com.au



Jash Shah

0450 003 797

jash.shah@ljhadelaidemetro.com.au



3 / 134 - 136 Hancock Road **St Agnes**

2  1  1 

Perfect Blend of Style, Space and Simplicity

This spacious, beautifully updated 2-bedroom unit is ideal for first home buyers, downsizers, or investors. With modern upgrades and a low-maintenance design, it offers both comfort and convenience.

The open-plan kitchen and dining area include a gas cooktop, generous bench space, and ample storage. The light-filled living room, has a cosy gas heater and a large window overlooking a serene creek.

Both bedrooms have new light fittings and ceiling fans and are serviced by a fully renovated, floor-to-ceiling tiled bathroom.

Outside, a large undercover area is perfect for entertaining or enjoying a peaceful morning coffee. This delightful home blends modern living with a tranquil setting. Whether you're starting out, scaling down, or looking for a savvy investment, this updated gem is ready to impress.

Best Offer By

Tuesday 17th of December 12:00pm

Agent



Julian Rullo

0407 846 417

julian.rullo@ljjhadelaidemetro.com.au



Jash Shah

0450 003 797

jash.shah@ljjhadelaidemetro.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.

For Sale

Contact Agent

Agent



Doris He

0423 707 585

doris.he@ljhadelaidemetro.com.au



Jash Shah

0450 003 797

jash.shah@ljhadelaidemetro.com.au

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.

Unit 101/156 Wright Street Adelaide	 1  1  1 Available 17 Jan	Rent \$650/wk Bond \$2,600	Jiawen Gao 0422 571 024
24 Gooronga Drive Craigmore	 4  2  8 Available Now	Rent \$650/wk Bond \$2,600	Jiawen Gao 0422 571 024
51 Balcombe Avenue Findon	 3  1  1 Available Now	Rent \$595/wk Bond \$2,380	Matthew Panozzo 0405 224 369
3 / 30 Shelley Street Firle	 2  1  1 Available Now	Rent \$465/wk Bond \$1,860	Keith Brown 0402 353 240
7 Leander Crescent Greenacres	 3  2  3 Available 23 Dec	Rent \$680/wk Bond \$2,680	Jackson Dodwell 0434 079 463
3 / 8 West Street Hectorville	 2  1  1 Available Now	Rent \$490/wk Bond \$1,960	Jackson Dodwell 0434 079 463
25A Barnes Avenue Highbury	 3  1  1 Available 16 Dec	Rent \$490/wk Bond \$1,960	Jenny D'Angelo 04447 347 284
14 Katrina Avenue Klemzig	 4  1  2 Available Now	Rent \$670/wk Bond \$2,680	Tri Nguyen 0423 686 219
12 / 10 Swan Avenue Klemzig	 2  1  1 Available 20 Jan	Rent \$420/wk Bond \$1,680	Jessica Dimasi 0413 041 287

Available Rentals.

3A Peter Court

 3  2  2

Rent

\$700/wk

Keith Brown

Marden

Available 17 Dec

Bond

\$2,800

0402 353 240

11 Craven Drive

 4  2  2

Rent

\$650/wk

Jenny D'Angelo

Mt Barker

Available Now

Bond

\$2,600

04447 347 284

25B Gilbert Street

 2  1  1

Rent

\$500/wk

Matthew Panozzo

Newton

Available Now

Bond

\$2,000

0405 224 369

7 Foremost Court

 4  2  2

Rent

\$685/wk

Jiawen Gao

North Haven

Available 11 Dec

Bond

\$2,740

0422 571 024

5 Roy Road

 4  3  4

Rent

\$900/wk

Keith Brown

Paradise

Available 06 Jan

Bond

\$5,400

0402 353 240

1 / 434 Magill Road

 3  1  1

Rent

\$350/wk

Jenny D'Angelo

Kensington Gardens




Available 27 Dec

Bond

\$1,400

04447 347 284

RENTAL OF THE WEEK

3  2  2 



Klemzig

45 Reece Avenue

\$720 a week

\$2,880 bond



Contact:

Jiawen Gao

0422 571 024

*Or scan QR Code
for more details*



Some highlights:




- 3 well-sized bedrooms (main with walk-in robe & ensuite)
- 2 bathrooms
- Spacious living areas with carpets in bedrooms & tiles in living spaces
- Well-appointed kitchen with gas cooking
- Spacious laundry with lots of storage
- Ducted reverse cycle air conditioning
- Double garage with remote control door
- Low-maintenance yard with grass & paved area



Available Rentals.

7 / 301 Anzac Highway  1  1  1 **Rent** \$360/wk **Jessica Dimasi**
Plympton Available Now **Bond** \$1,440 0413 041 287

1 Esperance Street  3  1  1 **Rent** \$600/wk **Jessica Dimasi**
Port Noarlunga South Available Now **Bond** \$2,400 0413 041 287

61 Commercial Road  3  1  1 **Rent** \$550/wk **Keith Brown**
Port Noarlunga South Available 20 Dec **Bond** \$2,200 0402 353 240

2 / 26 Gardiner Avenue  3  1  1 **Rent** \$550/wk **Jenny D'Angelo**
St Morris Available Now **Bond** \$2,200 04447 347 284

Merry
Christmas!

Merry Christmas from the
LJ Hooker Adelaide Metro Property
Management Team!



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 preventive 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

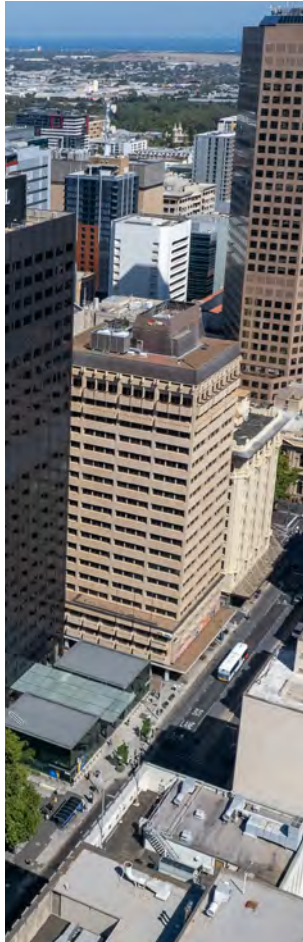
2a Portrush Road, Payneham 5070
(08) 8362 8008
stpeters.ljhooke.com.au
RLA 61345

Adelaide City Office

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

COMMERCIAL PROPERTY GUIDE

DECEMBER 2024



 **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



**FOR
SALE**

109-119 Grote Street Adelaide

History For The Taking

EOI Closing 28th Oct 12pm
Build Area 1495sqm



Troy Tyndall
0401 661 997



Rino Pancione
0417 822 987



**FOR
SALE**

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

Disclaimer: all build and land areas are approximate



**FOR
SALE**

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



**FOR
SALE**

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



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



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



30 Bain Road Angle Vale

5 Acre Development Opportunity

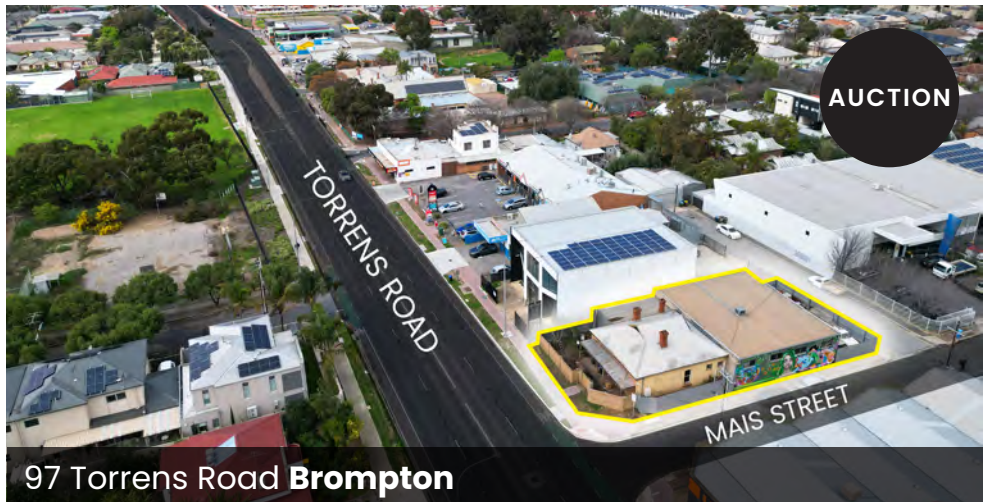
For Sale	Contact Agent
Land Area	20,267 sqm



Fendi Klementou
0426 258 030



Mario Bonomi
0412 080 993



97 Torrens Road Brompton

Office Warehouse with Endless Potential

Auction	Fri 25th Oct at 12pm
Build Area	368m ²



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



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

Disclaimer: all build and land areas are approximate



FOR SALE

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



FOR SALE

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

Disclaimer: all build and land areas are approximate



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



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



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



85 South Terrace **Wingfield**

Entry Level Development Site

Auction

Fri 29th Nov at 11am

Build Area

1012m²



Mark Tettis
0433 139 892



Rino Pancione
0417 822 987



Recent Sales.



Wingfield
201 South Terrace

Land area: 850 sqm
Build area: 431 sqm



Collinswood
43-45 North East Road

Land area: 2300 sqm
Build area: 763 sqm



Payneham
292 Payneham Road

Land area: 911 sqm
Build area: 170 sqm

Disclaimer: all build and land areas are approximate

For
Lease.





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

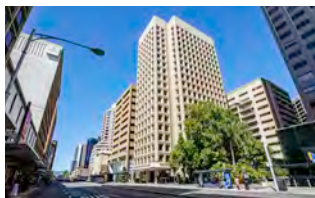
58-60 Gawler Place

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



Adelaide

147-149 Waymouth Street

Adaptable Leasing Opportunity

Build Area	Lease Price
1000 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892

Stan Tettis
0409 286 820



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 Adin**
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



Felixstow

501 Lower North East Road

Prominent Retail Location

Build Area	Lease Price
Varies with tenancy selection	Contact Agent

Contact **Rino Pancione**
0417 822 987



Fullarton

Suite 5/224-226 Glen Osmond Road

Modern Quality Office

Build Area	Lease Price
233 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892



Gawler East

4 Hurst Road

BRAND-NEW COMMERCIAL OFFICE BUILD

Build Area	Lease Price
300 sqm	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	Lease Price
31 sqm	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	Lease Price
400-1,265 sqm	\$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	Lease Price
75 sqm	Contact Agent

Contact **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



Newton
73a Graves Street

Prime Location - Premium Warehouse/Offices

Build Area	Lease Price
143 sqm	Contact Agent

Contact Claude Buccella
0419 394 110
Rino Pancione
0417 822 987



Norwood
136 The Parade

Choice of Two Office Suites on The Parade

Build Area	Lease Price
140 sqm	Contact Agent

Contact Mark Tettis
0433 139 892



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
38/92-94 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



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
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



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



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



Mawson Lakes
2 / 18-20 Main Street

Build area: 157 sqm



Norwood
Suites 3 & 4 / 136 The Parade

Build area: 280 sqm



Newton
40 Stradbroke Road

Build area: 813 sqm



Adelaide
East Level 2 / 81 Flinders Street



Adelaide
East Level 11 / 81 Flinders Street

Build area: 399 sqm



Newton
11E Meredith Street

Build area: 251 sqm



Kent Town
10 / 27 College Road

Build area: 87 sqm



Frewville
205 Glen Osmond Road

Build area: 412 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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