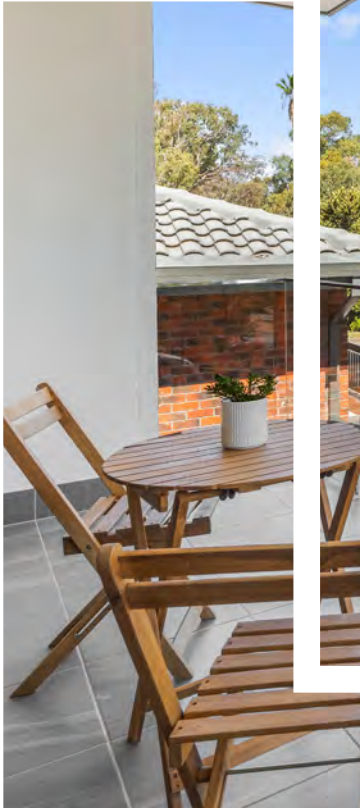


# PROPERTY GUIDE

Edition 26.03.25



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**.

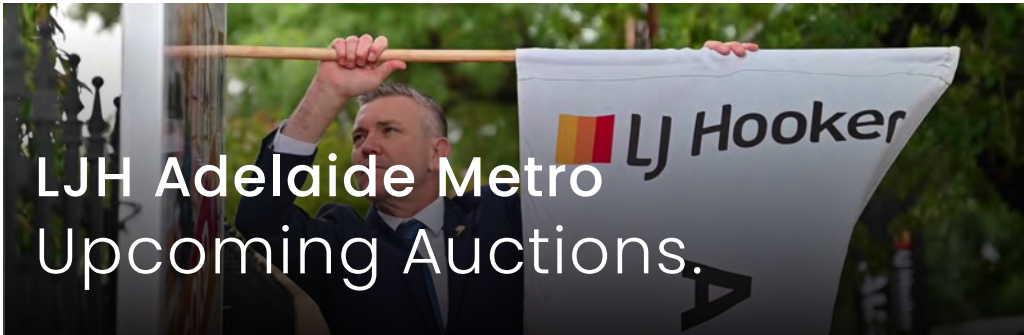


**Rino Pancione**  
Director  
0417 822 987

**Mario Bonomi**  
Director  
0412 080 993

**Claude Buccella**  
Director  
0419 394 110





# LJH Adelaide Metro Upcoming Auctions.

<b>20 Helsinki Road, Hackham West</b>	Julian Rullo 0407 846 417	Luke Mitchell 0411 703 055	Saturday 29th March, 11:00am
<b>63 Emerald Drive, Angle Vale</b>	Luke Mitchell 0411 703 055		Saturday 5th April, 11:00am
<b>18 Charta Circuit, Smithfield</b>	Salam Dawood 0478 360 155	Julian Rullo 0407 846 417	Saturday 5th April, 12:30pm

## Coming Soon.

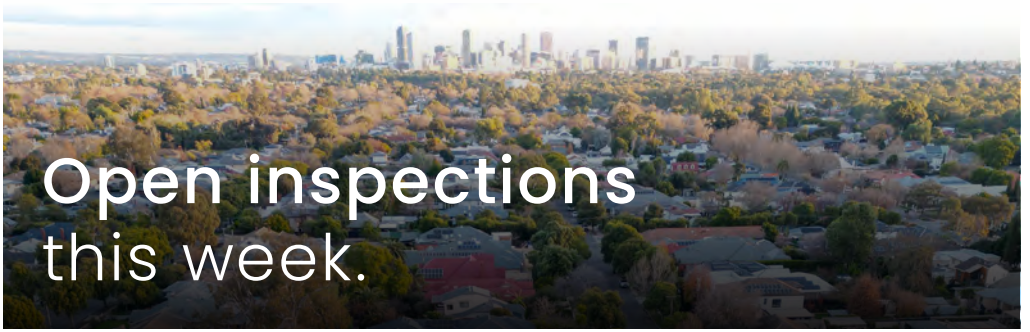
<b>Athelstone</b>	Luke Mitchell 0411 703 055		Coming Mid March
<b>Linden Park</b>	Marie Brus 0418 844 502	Mark Brus 0408 389 544	Coming Late March
<b>Semaphore Park</b>	Luke Mitchell 0411 703 055		Coming Mid April
<b>Paradise</b>	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	Coming Mid April



# Open inspections this week.

## Saturday 29<sup>th</sup> March

<b>20 Helsinki Road, Hackham West</b>	Julian Rullo 0407 846 417	Luke Mitchell 0411 703 055	10:30am - 11:00am
<b>8A Avoca Street, Dernancourt</b>	Greg Nicholls 0478 131 807		11:00am - 11:30am
<b>6 Barnes Avenue, Magill</b>	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am - 11:30am
<b>38E Leader Avenue, Kilburn</b>	Luke Mitchell 0411 703 055		12:00pm - 12:30pm
<b>20B Woodlands Road, Athelstone</b>	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	12:30pm - 1:00pm
<b>15 Atlas Court, Modbury North</b>	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	1:15pm - 1:45pm
<b>63 Emerald Drive, Angle Vale</b>	Luke Mitchell 0411 703 055		1:30pm - 2:00pm
<b>18 Charta Circuit, Smithfield</b>	Salam Dawood 0478 360 155	Julian Rullo 0407 846 417	2:15pm - 2:45pm
<b>14 Kurrajong Avenue, Stonyfell</b>	Luke Mitchell 0411 703 055		3:00pm - 3:30pm



## Sunday 30<sup>th</sup> March

<b>38E Leader Avenue, Kilburn</b>	Luke Mitchell 0411 703 055		11:00am - 11:30am
<b>18 Charta Circuit, Smithfield</b>	Salam Dawood 0478 360 155	Julian Rullo 0407 846 417	12:00pm - 12:30pm
<b>63 Emerald Drive, Angle Vale</b>	Luke Mitchell 0411 703 055		12:30pm - 1:00pm

## Through the week

<b>20B Woodlands Road, Athelstone</b>	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Tuesday 1st April 5:00pm - 5:30pm
<b>18 Charta Circuit, Smithfield</b>	Salam Dawood 0478 360 155	Julian Rullo 0407 846 417	Wednesday 2nd April 5:00pm - 5:30pm



# 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



**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



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**

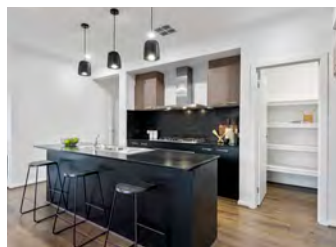


**Troy Tyndall**

0401 661 997

[troy.tyndall@ljhadelaidemetro.com.au](mailto:troy.tyndall@ljhadelaidemetro.com.au)

**AUCTION**



## 63 Emerald Drive **Angle Vale**

4 2 2

### Rare Gem on Emerald Drive!

Whether you're a growing family looking for your forever home, a savvy investor seeking a high growth opportunity or looking to downsize the garden space without sacrificing accommodation this property offers a lifestyle of ease, comfort, and endless possibilities.

This stunning home is designed for modern families who love to entertain and enjoy a relaxed lifestyle. Boasting a seamless blend of contemporary style and practical design, this home offers everything.

Stepping inside, you'll be greeted by a warm and inviting atmosphere, where natural light floods the open plan living spaces.

The thoughtfully designed layout ensures a perfect balance of privacy and togetherness, catering to both quiet moments and vibrant gatherings. Whether it's a peaceful morning coffee in the sunlit living area or hosting weekend bbq's in the impressive outdoor space, this home truly enhances everyday living.

### Auction

Saturday 5th April at 11:00am

### Agent



**Luke Mitchell**

0411 703 055

[luke.mitchell@ijhadelaidemetro.com.au](mailto:luke.mitchell@ijhadelaidemetro.com.au)





## 20B Woodlands Road **Athelstone**

4 2 2

### Stylish Family Home Overlooking Fifth Creek

Discover the perfect blend of luxury, comfort, and contemporary design in this exceptional 4-bedroom family home. Overlooking the serene Fifth Creek, this stunning residence offers an unparalleled blend of style and practicality, making it an ideal choice for first-home buyers (with potential stamp duty exemptions), families, investors, or even downsizers seeking the convenience of a ground-floor master suite.

Step inside to discover a spacious open-plan living, dining, and kitchen area that seamlessly blends comfort with modern elegance. The entertainer's kitchen is a standout feature, boasting Smeg appliances, stone benchtops, a gas cooktop, a dishwasher, and a dedicated preparation space—perfect for hosting family and friends. Sliding stacker doors extend the living space outdoors to a covered alfresco area, allowing for effortless indoor-outdoor entertaining all year round.

#### For Sale

Contact Agent

#### Agent



**George De Vizio**

0412 392 158

[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)



**Julian Rullo**

0407 846 417

[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



## 8A Avoca Street **Dernancourt**

3 2 2

### Stunning Torrens Titled Residence with Hills Views – Prime Location!

Prepare to be impressed by this beautifully crafted residence, featuring breathtaking views of the Adelaide Hills.

On the ground level, the home boasts a spacious double garage, a welcoming entry hall with a recessed feature wall, and durable tiles in high-traffic areas. The master bedroom is a true retreat, complete with a generous walk-in robe and an immaculate en suite showcasing floor-to-ceiling tiles.

The open-plan gourmet kitchen will delight any home chef,

featuring stone benchtops and expansive bi-folding windows that open onto the undercover alfresco area. This outdoor living space includes an outdoor kitchen, making it perfect for entertaining.

Upstairs, you'll find an impressive open-plan office or entertainment space, complemented by uninterrupted, panoramic views of the Adelaide Hills – truly a showstopper! Two additional bedrooms, both with built-in robes, are also featured, along with a second well-appointed family bathroom.

**For Sale**

Contact Agent

**Agent**



**Greg Nicholls**

0478 131 807

[greg.nicholls@ljhadelaidemetro.com.au](mailto:greg.nicholls@ljhadelaidemetro.com.au)





## 38E Leader Avenue **Kilburn**

3 2 2

### Reserve Facing, Low Maintenance Living!

This North facing rear townhouse offers the perfect blend of privacy, convenience, and modern comfort. Whether you're a first home buyer, professional couple, growing family, or savvy investor, this home ticks all the right boxes.

Facing the Reserve the home has been thoughtfully crafted with contemporary living in mind. Featuring separate living area, three generous bedrooms, and a master with ensuite, built-in robes, and a private balcony taking in tranquil reserve views, this home provides both space and style.

The two additional bedrooms are serviced by a family bathroom upstairs, with the added convenience of a guest toilet downstairs, perfect for when you're entertaining.

And when it's time to venture out, Prospect Road is just moments away, with its vibrant mix of trendy cafes, boutique shopping, a cinema, and a thriving dining scene. Public transport options are abundant, making the daily commute a breeze.

A home that blends comfort, space, and location. Don't miss your chance to make it yours!

### Best Offer By

Tuesday 8th April at 12:00pm

### Agent



**Luke Mitchell**

0411 703 055

[luke.mitchell@ijhadelaidemetro.com.au](mailto:luke.mitchell@ijhadelaidemetro.com.au)



**Salam Dawood**

0478 360 155

[salam.dawood@ijhadelaidemetro.com.au](mailto:salam.dawood@ijhadelaidemetro.com.au)





## 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.

**For Sale**

Contact Agent

**Agent**



**Julian Rullo**

0407 846 417

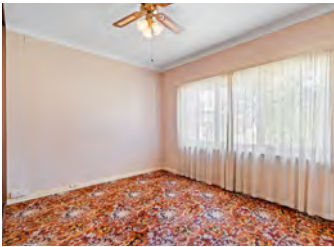
[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



**George De Vizio**

0412 392 158

[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)



## 6 Barnes Avenue **Magill**

3  1  5 

### When its all about the Location

The property offers 3 bedrooms, kitchen with adjacent meals area and lounge room warmed with a gas heater.

Rebuild, renovate or secure as a long term investment. When its all about location its hard to go past its proximity to the heartbeat of The Parade and eclectic eateries on Magill Road. Within easy access to Adelaide's finest private schools and zoned Magill School and Norwood International High School.

### Additional Information:

- 882sqm allotment
- 15.24m frontage
- Built in 1958
- Ducted evaporative cooling
- Undercover parking for 5 vehicles

### For Sale

Contact Agent

### Agent



#### Marie Brus

0418 844 502

[marie.brus@jhadelaidemetro.com.au](mailto:marie.brus@jhadelaidemetro.com.au)



#### Mark Brus

0408 389 544

[mark.brus@jhadelaidemetro.com.au](mailto:mark.brus@jhadelaidemetro.com.au)



**AUCTION**



## 20 Helsinki Road **Hackham West**

3 1 2

### Endless Potential on a Spacious 700sqm Block

Nestled in the increasingly popular suburb of Hackham West, this three bedroom home presents a fantastic opportunity for first home buyers, developers, or savvy investors alike. Situated on a generous 700sqm allotment with a 20 metre frontage, this property offers huge potential, including the possibility of subdivision (STCC).

Inside, the home features an open plan kitchen and living area with plenty of space for preparing food and also a separate lounge of good size, complete with a reverse

cycle heating and cooling wall unit and gas heater to ensure year-round comfort. The layout provides plenty of scope for renovation or personalisation, allowing buyers to create their dream space.

Outside, a double length carport with a secure roller door provides ample parking, while the expansive backyard includes a garden shed for additional storage. The sizeable block not only offers space for growing families but also opens up opportunities for future development.

### Auction

Saturday 29th March at 11:00am

### Agent



**Julian Rullo**

0407 846 417

[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



**Luke Mitchell**

0411 703 055

[luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)



# AUCTION



## 18 Charta Circuit **Smithfield**

3 1 1

### Low-Maintenance Family Living

Built in 2004 and set on a 358sqm (approx.) block, this charming three-bedroom home offers the perfect blend of comfort, practicality, and versatility. Designed with easy living in mind, it is ideal for first-home buyers, downsizers, or savvy investors looking for a low-maintenance property with great potential.

The heart of the home is its open-plan kitchen, living, and dining area, an inviting space where natural light enhances the sense of openness.

The kitchen is thoughtfully designed with a gas cooktop, generous benchtop space, ample storage, and a large breakfast bar, making it perfect for casual dining and entertaining.

Accommodation includes three well-sized bedrooms, with the main bedroom featuring a walk-in robe and access to the dual-purpose ensuite/main bathroom, complete with a separate toilet for added convenience. Bedrooms two and three are fitted with built-in robes, ensuring plenty of storage.

### Auction

Saturday 5th April at 12:30pm

### Agent



**Salam Dawood**

0478 360 155

[salam.dawood@ljhadelaidemetro.com.au](mailto:salam.dawood@ljhadelaidemetro.com.au)



**Julian Rullo**

0407 846 417

[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



## 14 Kurrajong Avenue **Stonyfell**

4 2 2

### Your Perfect Family Oasis!

Experience a lifestyle where tranquillity meets modern family living. Surrounded by the natural beauty of this tightly held, leafy suburb, this home unfolds across two thoughtfully crafted levels. Offering the perfect blend of peace, privacy, and practical living for growing families and even those with teenage children.

This rare opportunity invites you to indulge in a home that embodies peaceful living, thoughtful design and family connection.

#### Features:

- Multiple outdoor entertaining zones
- Open plan living and dining with lofty raked ceilings
- Quality kitchen with island bench and views out to nature
- Master bedroom with ensuite and walk-in robe
- Flexible lower level retreat/office
- Large bathrooms both with separate tubs
- Large laundry with access to secondary courtyard
- Double garage for secure parking

#### For Sale

Contact Agent

#### Agent



**Luke Mitchell**

0411 703 055

[luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)





### Adelaide

3106 / 17 Austin Street

Luxury Lifestyle Living

3 🏠 2 🏡 1 🚗



**Troy Tyndall**  
0401 661 997

For Sale

\$1,250,000



### AUCTION

### Angle Vale

63 Emerald Drive

Rare Gem on Emerald Drive!

4 🏠 2 🏡 2 🚗



**Luke Mitchell**  
0411 703 055

Auction

Saturday 5th April at 11:00am



### Athelstone

20 Woodlands Road

Stylish Family Home Over-  
looking Fifth Creek

4 🏠 2 🏡 2 🚗



**George De Vizio**  
0412 392 158

For Sale

\$1,290,000 - \$1,390,000



**Julian Rullo**  
0407 846 417



### Belтана

1 Fourth Street

A belter in Belтана

📏 2,360m<sup>2</sup>

For Sale

\$180,000 - \$200,000



**Troy Tyndall**  
0401 661 997



### JUST SOLD

### 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



### AUCTION

### Hackham West

20 Helsinki Road

Endless Potential on a  
Spacious 700sqm Block

3 🏠 1 🏡 2 🚗



**Julian Rullo**  
0407 846 417



**Luke Mitchell**  
0411 703 055

Auction

Saturday 29th March at 11:00am



### Magill

6 Barnes Avenue

When its all about the location

For Sale

Contact Agent

3 1 2 5



**Marie Brus**  
0418 844 502



**Mark Brus**  
0408 389 544



### Modbury North

15 Atlas Court

Live Amongst the Treetops with Spacious Elegance

For Sale

\$1,470,000 - \$1,530,000

6 3 2 2



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158



### Royston Park

2 / 170 First Avenue

Stylish & Spacious 3 Bedroom Unit in Leafy Royston Park

For Sale

Please contact Agent

3 1 2 1



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158



### Stonyfell

14 Kurrajong Avenue

Your Perfect Family Oasis!

For Sale

Contact Agent

4 2 2 2



**Luke Mitchell**  
0411 703 055



### Kilburn

38E Leader Avenue

Reserve facing, low maintenance living!

Best Offer By

Tuesday 8th April at 12:00pm

3 2 2 2



**Luke Mitchell**  
0411 703 055



**Salam Dawood**  
0478 360 155



### Smithfield

18 Charta Circuit

Low Maintenance Family Living

Auction

Saturday 5th April at 12:30pm

3 1 2 2



**Salam Dawood**  
0478 360 155



**Julian Rullo**  
0407 846 417



# 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

























# Available Rentals.

1 / 172 Wakefield Street <b>Adelaide</b>	 2  1  2 Available Now	<b>Rent</b> \$650/wk <b>Bond</b> \$2,600	<b>Jiawen Gao</b> 0422 571 024
2A Erin Place <b>Athelstone</b>	 3  1  2 Available Now	<b>Rent</b> \$570/wk <b>Bond</b> \$2,280	<b>Tri Nguyen</b> 0423 686 219
14B Coronation Avenue <b>Campbelltown</b>	 3  2  2 Available Now	<b>Rent</b> \$750/wk <b>Bond</b> \$3,000	<b>Matthew Panozzo</b> 0405 224 369
1 Pomeroy Court <b>Felixstow</b>	 4  2  2 Available Now	<b>Rent</b> \$750/wk <b>Bond</b> \$3,000	<b>Jackson Dodwell</b> 0434 079 463
4 / 20 Ethel Street <b>Forestville</b>	 1  1  1 Available Now	<b>Rent</b> \$420/wk <b>Bond</b> \$1,680	<b>Jessica Dimasi</b> 0413 041 287
10 / 122 L'Estrange Street <b>Glenunga</b>	 2  1  1 Available 1 April	<b>Rent</b> \$570/wk <b>Bond</b> \$2,280	<b>Jiawen Gao</b> 0422 571 024
25 Eve Street <b>Hectorville</b>	 3  1  1 Available Now	<b>Rent</b> \$550/wk <b>Bond</b> \$2,200	<b>Tri Nguyen</b> 0423 686 219
23 West Street <b>Hectorville</b>	 3  2  2 Available Now	<b>Rent</b> \$765/wk <b>Bond</b> \$3,060	<b>Jiawen Gao</b> 0422 571 024
10 Magarey Street <b>Largs North</b>	 3  2  2 Available Now	<b>Rent</b> \$640/wk <b>Bond</b> \$2,560	<b>Jackson Dodwell</b> 0434 079 463



# Available Rentals.

1 / 24 Kent Street <b>Marden</b>	 2  1  1 Available Now	<b>Rent</b> \$520/wk <b>Bond</b> \$2,080	<b>Keith Brown</b> 0402 353 240
7 / 4 Osmond Terrace <b>Norwood</b>	 2  1  1 Available Now	<b>Rent</b> \$650/wk <b>Bond</b> \$2,600	<b>Jenny D'Angelo</b> 0447 347 284
8 Pitt Street <b>Paradise</b>	 3  1  1 Available Now	<b>Rent</b> \$640/wk <b>Bond</b> \$2,560	<b>Keith Brown</b> 0402 353 240
3 / 24 Stoneybrook Drive <b>Paradise</b>	 3  1  1 Available Now	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Amanda Walasek</b> 0431 017 416
100 Ashbrook Avenue <b>Payneham South</b>	 3  1  3 Available Now	<b>Rent</b> \$700/wk <b>Bond</b> \$2,800	<b>Keith Brown</b> 0402 353 240
9 Third Avenue <b>St Peters</b>	 3  2  2 Available Now	<b>Rent</b> \$950/wk <b>Bond</b> \$5,700	<b>Claude Buccella</b> 0419 394 110
2 / 2 Sunglo Court <b>Teringie</b>	 4  1  1 Available 1 April	<b>Rent</b> \$670/wk <b>Bond</b> \$2,680	<b>Tri Nguyen</b> 0423 686 219
25a Flinders Drive <b>Valley View</b>	 3  1 Available 17 Mar	<b>Rent</b> \$650/wk <b>Bond</b> \$2,600	<b>Amanda Walasek</b> 0431 017 416
1 Innes Road <b>Windsor Gardens</b>	 4  2  1 Available Now	<b>Rent</b> \$820/wk <b>Bond</b> \$4,920	<b>Jenny D'Angelo</b> 0447 347 284

# 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](http://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**

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- 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?

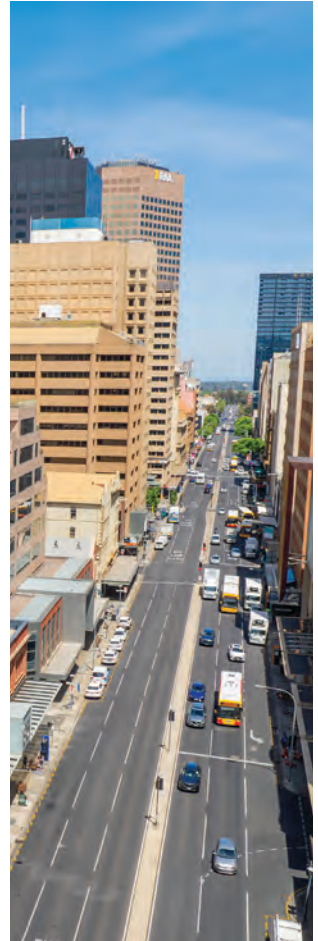
For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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.



# COMMERCIAL PROPERTY GUIDE

MARCH 2025



 **LJ Hooker**  
**Commercial**  
Adelaide

RLA 231 015

## LJ Hooker Commercial Adelaide

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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  
Manager



**FENDI KLEMENTOU**  
Sales and Leasing  
Executive



**MARK TETTIS**  
Sales and Leasing



**JOHN ZAVOS**  
Sales and Leasing



**BROOKE STEAD**  
Sales and Leasing/BSO



**ANDREW FORTE**  
Property Manager



**DANIELA VEITCH**  
Property Manager



**MICHAEL VAUGHAN**  
Property Manager



**ANTON FARANDA**  
Property Manager



**VANESSA  
KALIKATZAROS**  
Business Systems  
Operator



**MARIANN  
ATHANASOPOULOS**  
Administration



**MICHELINA DE MEO**  
Administration



**CHARLOTTE TILBROOK**  
Administration



# Recent Sales.



**Wingfield**  
85 South Terrace

Land area: 1012 sqm



**Melrose Park**  
985-987 South Road

Land area: 2008 sqm  
Build area: 810 sqm



**Pooraka**  
2/12 McGowan Street

Build area: 220 sqm

Disclaimer: all build and land areas are approximate



### 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

Unrivaled CBD Core Location

Build Area	Lease Price
697 sqm (per floor)	\$420 p/sqm

**Contact** **Mario Bonomi**  
0412 080 993

**Mark Tettis**  
0433 139 892



### 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
185 sqm	Contact Agent

**Contact** **Mario Bonomi**  
0412 080 993

**Fendi Klementou**  
0426 258 030



### Adelaide

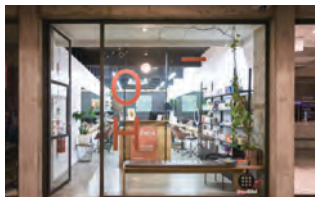
Lot 1/187 Grenfell Street

Convenient East End Location

Build Area	Lease Price
462 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892

**Charles Parletta**  
0412 825 186



### Adelaide

Shop 3 / 4-10 Ebenezer Place

Retail Gem in the East End

<b>Build Area</b>	<b>Lease Price</b>
46 sqm	Contact Agent

**Contact** Fendi Klementou  
0426 258 030



### Adelaide

1 / 66 Wyatt Street

Flexible Space

<b>Build Area</b>	<b>Lease Price</b>
15.2 sqm	Contact Agent

**Contact** Mark Tettis  
0433 139 892



### Adelaide

101 Grenfell Street

Character Office Space in the CBD

<b>Build Area</b>	<b>Lease Price</b>
90-1,650 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

<b>Build Area</b>	<b>Lease Price</b>
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

<b>Land Area</b>	<b>Lease Price</b>
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

<b>Build Area</b>	<b>Lease Price</b>
134 sqm	Contact Agent

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



### Brighton

447 'Portion of' Brighton Road

Prominent Corner Tenancy

<b>Build Area</b>	<b>Lease Price</b>
85.90 sqm	Contact Agent

**Contact** Kofi Adih  
0414 834 151



### Campbelltown

Shop 4/511-513 Lower North East Road

High Exposure, Main Road Opportunity

<b>Build Area</b>	<b>Lease Price</b>
250m2	Contact Agent

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



### Cumberland Park

456 Goodwood Road

Blank Canvas Opportunity

<b>Build Area</b>	<b>Lease Price</b>
290 sqm	Contact Agent

**Contact** John Zavos  
0414 229 211





### Dry Creek

54 - 56 Magazine Road

High Clearance Office/Warehouse

Build Area	Lease Price
589 sqm	Contact Agent

**Contact** **John Zavos**  
0414 229 211



### Felixstow

501 Lower North East Road

Prominent Retail Location

Build Area	Lease Price
49m2	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

4 / 7 Walker Place

Flexible Retail Opportunity

Build Area	Lease Price
67 sqm	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	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



### Hackham

Hackham Plaza Shopping Centre

Last Remaining Tenancy

Parking	Lease Price
100	Contact Agent

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



### 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



### Hyde Park

146 King William Road

Prominent Hospitality/Retail Space

Build Area	Lease Price
123 sqm	Contact Agent

**Contact** **Rino Pancione**  
0417 822 987  
**John Zavos**  
0414 229 211



### Kent Town

6/27 College Road

Affordable Office Opportunity

Build Area	Lease Price
99 sqm	Contact Agent

**Contact** Mario Bonomi  
0412 080 993  
Brooke Stead  
0404 226 919



### 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

57 Kensington Road

High Quality Office Accommodation

Build Area	Lease Price
201.2 sqm	Contact Agent

**Contact** Mark Tettis  
0433 139 892



### 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



### 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



### 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



### Smithfield

4/2 Anderson Walk

Excellent Retail/Office Space

Build Area	Lease Price
122 sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892  
**John Zavos**  
0414 229 211



### 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



# 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





**FOR  
SALE**

**128-134 Payneham Road Stepney**

**5 Acre Development Opportunity**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	960 sqm



**Fendi Klementou**  
0426 258 030



**Mario Bonomi**  
0412 080 993



**FOR SALE**

**2-10 Fooks Terrace St Kilda**

**Rare Coastal Hospitality Opportunity**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	1340m2
<b>Land Area</b>	2144 sqm



**Mark Tettis**  
0433 139 892



**Rino Pancione**  
0417 822 987



**FOR SALE**

**1-4 / 51 Stephen Terrace St Peters**

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

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	621 sqm



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



**99 Henley Beach Road Mile End**

**Western Gateway Development Opportunity**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	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**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	2144 sqm



**Mario Bonomi**  
0412 080 993



**Mark Tettis**  
0433 139 892

Disclaimer: all build and land areas are approximate





**FOR  
SALE**

**34-36 Oldham Road Elizabeth Vale**

**Versatile Medical Facility with Repositioning Potential**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	2024m2



**Mark Tettis**  
0433 139 892



**FOR  
SALE**

**205 Glen Osmond Road Frewville**

**Lucrative Commercial Investment Opportunity in Frewville**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	412 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030

**UNDER CONTRACT**



**97 Torrens Road Brompton**

**Office Warehouse with Endless Potential**

**For Sale**      Contact Agent

**Build Area**    368m<sup>2</sup>



**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**      8658m<sup>2</sup>



**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





**209 Hutt Street Adelaide**

**COSMOPOLITAN CHARACTER OFFICES ON HUTT**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	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**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	472m2



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



**Unit 815 / 147 Pirie Street Adelaide**

**Tenanted Investment Suite in the Heart of the CBD at Aurora**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	29 sqm



**Fendi Klementou**  
0426 258 030



**Lot 1 / 187 Grenfell Street Adelaide**

**East End Lease Investment**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	462 sqm



**Mark Tettis**  
0433 139 892



**Charles Parletta**  
0412 825 186





## 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



# Connect with us

## **LJ HOOKER COMMERCIAL ADELAIDE**

Ground Floor, 81 Flinders Street,

Adelaide SA 5000

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