




Cover | 8A Avoca Street, Dernancourt



LJ Hooker Adelaide Metro has the **expertise** and **resources** to help you achieve **success**.

LJ Hooker Adelaide Metro prides itself on being driven to achieve success, but we're also a company of genuine, committed individuals who work together as one team to help you achieve your real estate dreams. Maintaining honesty, integrity and professionalism, we provide a level of service that is unmatched within the highly-competitive real estate marketplace.

As Australia's most trusted real estate brand, we are committed to providing our customers with exceptional service. With a lifetime of industry experience between us at LJ Hooker Adelaide Metro, the team has a deep understanding of the local market, ensuring we can offer expert advice and guidance to our customers so they can make well-informed decisions.



Our Team

Directors



Mario Bonomi



Claude Buccella



Rino Pancione

Admin



Lisa Tilbrook
Accounts Manager



Marlene Winter
Business Systems Operator



Vanessa Kalikatzaros
Business Sales Operator



Esmeralda Zagani
Director of First Impressions



Sam Brotherson
Graphic Design / Marketing



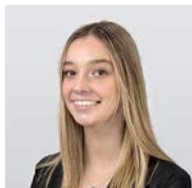
Hannah Lawrance
Graphic Design / Marketing



Mariann Athanasopoulos
Administration



Michelina De Meo
Administration



Charlotte Tilbrook
Administration



Olive Vuong
Administration



Thami Petrini
Administration

Residential Sales



Troy Tyndall
General Operations Manager
& Corporate Auctioneer
0401 661997



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

Residential Property Management



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



Jessica Dimasi
Property Investment Manager
0413 041 287



Jenny D'Angelo
Property Investment Manager
0447 347 284



Jiawen Gao
Property Investment Manager
0422 571 024

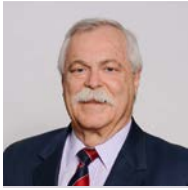


Keith Brown
Property Investment Manager
0402 353 240



Tri Nguyen
Property Investment Manager
0423 686 219

Commercial Sales and Leasing



Charles Parletta
Sales and Leasing Manager
0412 825 186



Kofi Adih
Sales Consultant
0414 834 151



Fendi Klementou
Sales & Leasing
0426 258 030



Mark Tettis
Sales & Leasing
0433 139 892



John Zavos
Sales & Leasing
0414 229 211



Brooke Stead
Sales & Leasing/BSO
0404 226 919



Jo Chapley
Sales & Leasing
0403 056 889



Andrew Forte
Property Manager
0413 431 122



Daniela Veitch
Property Manager
0432 597 796



Michael Vaughan
Property Manager
0415 715 247



Anton Faranda
Property Management
0401 818 436



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 **LJ Hooker**

Adelaide Metro

Auction Performance

12 MONTHS

In the last 12 months agents at LJ Hooker - Adelaide Metro have sold 60 properties at auction with a 70% auction clearance rate. The SA auction clearance rate is 62%.

70%

OFFICE AUCTION
CLEARANCE RATE

62%

SA AUCTION
CLEARANCE RATE



Upcoming Auctions

| ADDRESS | AGENT 1 | AGENT 2 | DATE |
|------------------------------|------------------------------|---------|-----------------------------|
| 63 Emerald Drive, Angle Vale | Luke Mitchell 0478 131807 | | Saturday 5 April at 11:00am |

Coming Soon

| SUBURB | AGENT 1 | AGENT 2 | DATE |
|----------------|------------------------------|---------------------------|--------------------|
| Athelstone | Luke Mitchell 0478 131807 | | Coming Early April |
| Campbelltown | Greg Nicholls 0478131807 | | Coming Mid April |
| Linden Park | Marie Brus 0418 844 502 | Mark Brus 0408 389 544 | Coming Mid April |
| Semaphore Park | Luke Mitchell 0478 131807 | | Coming Mid April |

Adelaide Metro

Market Performance

12 MONTHS

In the last 12 months agents at LJ Hooker - Adelaide Metro have sold 125 properties with a median sold price of \$814k

125

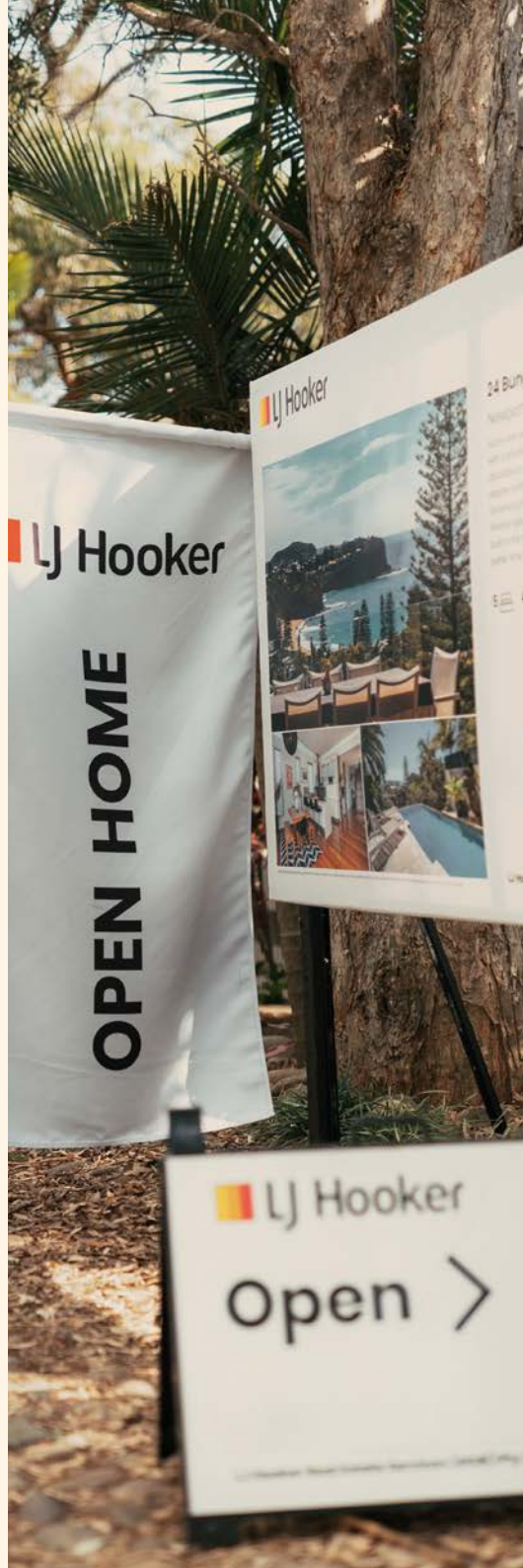
PROPERTIES SOLD
(12 MONTHS)

88

AVG GROUPS
THROUGH

\$814k

MEDIAN SOLD
PRICE



Open Inspections

Saturday 5th April

| ADDRESS | AGENT 1 | AGENT 2 | TIME |
|--------------------------------|-------------------------------|---------------------------------|--------------------|
| 63 Emerald Drive, Angle Vale | Luke Mitchell 0478 131 807 | | 10:30am to 11:00am |
| 6 / 80 Battams Road, Marden | Marie Brus 0418 844 502 | Mark Brus 0408 389 544 | 11:00am to 11:30am |
| 8A Avoca Street, Dernancourt | Greg Nicholls 0478 131 807 | | 11:00am to 11:30am |
| 6 Barnes Avenue, Magill | Marie Brus 0418 844 502 | Mark Brus 0408 389 544 | 12:00pm to 12:30pm |
| 20B Woodlands Road, Athelstone | Julian Rullo 0407 846 417 | George De Vizio 0412 392 158 | 12:30pm to 1:00pm |
| 15 Atlas Court, Modbury North | Julian Rullo 0407 846 417 | George De Vizio 0412 392 158 | 1:30pm to 2:00pm |
| 20 Helsinki Road, Hackham West | Julian Rullo 0407 846 417 | Luke Mitchell 0478 131 807 | 1:45pm to 2:15pm |

Sunday 6th April

| ADDRESS | AGENT | AGENT | TIME |
|-----------------------------|-------------------------------|------------------------------|--------------------|
| 6 / 80 Battams Road, Marden | Marie Brus 0418 844 502 | Mark Brus 0408 389 544 | 10:00am to 10:30am |
| 38E Leader Avenue, Kilburn | Luke Mitchell 0478 131 807 | Salam Dawood 0478 360 155 | 12:00pm - 12:30pm |



3106 / 17 Austin Street Adelaide

3  2  1 

Luxury Lifestyle Living in the CBD

FOR SALE
Contact Agent

AGENT
Troy Tyndall
0401 661 997

Welcome to Realm Apartments, the epitome of luxury living. Located in the heart of the city, this modern and spacious apartment complex offers the perfect combination of convenience and comfort.

A luxurious and secure living experience in the heart of Adelaide within walking distance of many amenities including Rundle Mall and Rundle Street with its multitude of exclusive eateries and bars. This stunning apartment offers a modern and sophisticated lifestyle, with all the features

you need for a comfortable and convenient life.

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.

Enjoy your morning coffee or evening cocktails while taking in the stunning views of the City, Hills and Sea.

Whether you're looking for a place to relax or entertain, the balcony is the perfect spot.

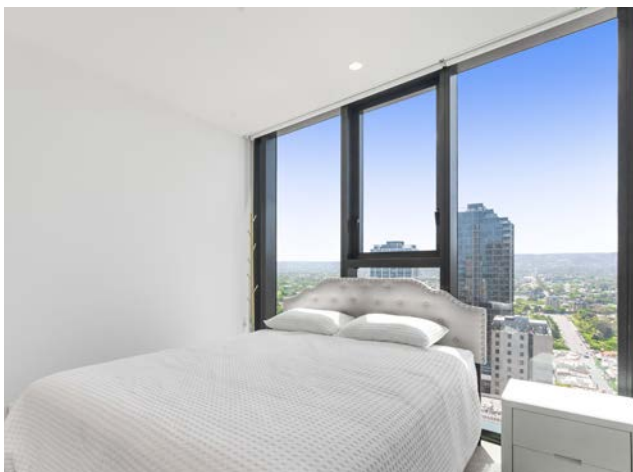
A luxuriously appointed kitchen offers a stone island benchtop, integrated Miele appliances including a fridge/freezer, dishwasher, 900 mm oven, a 900 mm five burner gas cooktop and ducted rangehood.

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.

The complex also features a variety of amenities, including a fitness centre, swimming pool and outdoor lounge area. Luxurious building amenities including Level 39, exclusive to sky residences and offering a private rooftop terrace and dining room with barbecue, spa, steam & sauna room, plus level 8 with multi-functional gym with climbing wall, swimming pool and game room.

Other Features include:

- Double glazing, commercial frames and block-out and sheer blinds
- Dedicated secure carpark plus storage cage
- Video intercom security system
- Generous family bathroom and detached laundry
- Plenty of cupboard and linen space
- Exclusive lift access above level 20
- Engineered timber flooring
- Quality carpets to the bedrooms
- LED lighting throughout
- Split-system air-conditioning units to the living, dining area & master
- High speed network access
- Centrally located to Pulteney Grammar, St Marys College, St Aloysius College and Christian Brothers College.



**SCAN HERE
TO LEARN
MORE**



3106 / 17 Austin Street, Adelaide

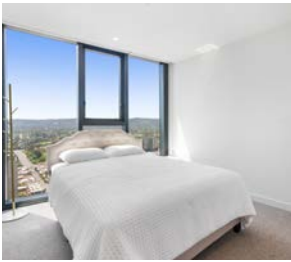


Luxury Lifestyle Living

3 2 1

A luxurious and secure living experience in the heart of Adelaide within walking distance of many amenities including Rundle Mall and Rundle Street with its multitude of exclusive eateries and bars. This stunning apartment offers a modern and sophisticated lifestyle, with all the features you need for a comfortable and convenient life.

At Realm Apartments, you'll have everything you need to live in luxury. From the modern amenities to the stunning views, this is the perfect place to call home. Come experience the best of city living at Realm Apartments.



FOR SALE
\$1,250,000

AGENT
Troy Tyndall
0401661997



63 Emerald Drive, Angle Vale



Rare Gem on Emerald Drive!

4 2 2

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 four bedroom home is designed for the 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 you need to create lasting memories with family and friends.

AUCTION
Saturday 5th April at 11:00am

AGENT
Luke Mitchell
0411 703 055



Auction

20B Woodland Road, Athelstone



Stylish Family Home Overlooking Fifth Creek

4  2  2 

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, families, investors, or even downsizers seeking the convenience of a ground-floor master suite.

Don't miss this rare opportunity to secure a residence that truly has it all.

FOR SALE

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

AGENTS

George De Vizio
0412 392 158

Julian Rullo
0407 846 417



1 Fourth Street, Beltana



A Belter in Beltana

 2,360 m²

This bluestone beauty is positioned on a valuable corner allotment of approximately 2,360sqm and offers the opportunity to secure an affordable foothold in this unique location.

Boasting an updated kitchen and updated bathroom, with floating timber floors in the living areas, a large open plan lounge and dining room with stone feature wall and ceiling fans.

An ideal site for ecotourism or a future tourism base to the world-famous Flinders Ranges.

FOR SALE

\$180,000-\$200,000

AGENTS

Troy Tyndall
0401 661 997





24A Chapel Street, Campbelltown



Unmatched Luxury in a Premier Location

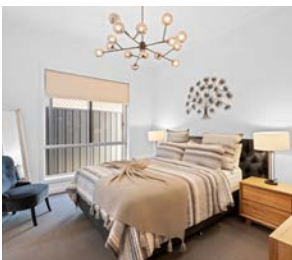
4 3 2

Doris He and Greg Nicholls proudly present this exquisite brand-new 2024 home, thoughtfully designed to impress families, busy professionals, and those seeking to downsize into a stylish and effortlessly elegant residence. An exceptional lifestyle awaits, just moments from highly regarded East Marden Primary School, Linear Park, The ARC aquatic centre, Lochiel Golf Course, Campbelltown Shopping Centre and the beloved Mercato Cafe - a true hub for community and leisure!

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

AGENTS
Greg Nicholls
0478 131 807

Doris He
0423 707 585



8A Avoca Street, Dernancourt



Stunning Torrens Titled Residence with Hills Views!

3 2 2

Nestled just 20 minutes (approx.) from Adelaide's vibrant CBD, this remarkable Torrens Titled home offers an enviable lifestyle, surrounded by outstanding amenities.

Prepare to be impressed by this beautifully crafted residence, featuring breathtaking views of the Adelaide Hills. This like-new residence offers the best of all worlds - A must inspect, with the option of long settlement to make the move into this luxe home even more pleasurable!

FOR SALE
Contact Agent

AGENT
Greg Nicholls
0478 131 807

20 Helsinki Road, Hackham West



Endless Potential on a Spacious 700sqm Block

3 1 2

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).

The layout provides plenty of scope for renovation or personalisation, allowing buyers to create their dream space.

FOR SALE

\$595,000 - \$645,000

AGENTS

Julian Rullo
0407846 417

Luke Mitchell
0411 703 055



38E Leader Avenue, Kilburn



Reserve Facing, Low Maintenance Living

3 2 2

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

BEST OFFERS BY

Tuesday 8th April at 12:00pm

AGENTS

Luke Mitchell
0411 703 055

Salam Dawood
0478 360 155





6 Barnes Avenue, Magill



When it's All About the Location

3 1 5

Located in the coveted Burnside Council area of Magill and nestled in the foothills of Adelaide.

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.

FOR SALE

Please contact Agent

AGENTS

Marie Brus
0418 844 502

Mark Brus
0408 389 544



New to Market

6/80 Battams Road, Marden



Affordable entry into the eastern suburbs

2 1 1

With Linear Park only a short stroll away, this comfortable unit comprises 2 bedrooms and a private balcony. A separate laundry/storage room and undercover carpark provides a hard to match lifestyle.

Privately located at the rear of a small quiet group of 6 only 5 kms from the CBD and easy access to Marden Shopping Centre, Walkerville and The Parade. Numerous private colleges including Wilderness and St Peters College are nearby.

FOR SALE

Please contact Agent

AGENTS

Marie Brus
0418 844 502

Mark Brus
0408 389 544



15 Atlas Court, Modbury North



Live Amongst the Treetops with Spacious Elegance

6 3 2

Nestled on 1372sqm (approx.) in the serene embrace of nature, this magnificent six-bedroom residence is a masterpiece of design and functionality, offering breathtaking panoramic views of the Adelaide Hills, Adelaide City, and beyond. Perfectly positioned to showcase its stunning surroundings, this architecturally designed home, built in 1987 with double-brick construction, combines timeless elegance with modern convenience.



FOR SALE

Contact Agent

AGENTS

Julian Rullo
0407846 417

George De Vizio
0412 392 158



2 / 170 First Avenue, Royston Park



Stylish & Spacious 3-Bedroom Unit in Leafy Royston Park

3 1 1

Nestled in one of Royston Park's picturesque tree-lined avenues, this beautifully renovated three bedroom unit offers the perfect blend of comfort, convenience and modern living.

Part of a small group of just three, each with its own street frontage, this home enjoys a peaceful setting while remaining close to top-quality schools, local shops, public transport and other essential amenities in the highly sought after inner eastern suburbs.



FOR SALE

Please contact Agent

AGENTS

Julian Rullo
0407 846 417

George De Vizio
0412 392 158





14 Kurrajong Avenue, Stonyfell



Your Perfect Family Oasis!

4 2 2

Experience a lifestyle where tranquility 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.

From the moment you arrive, the lush gardens and serene atmosphere set the tone for what lies within. A welcoming retreat designed for comfort and connection.

FOR SALE

Please contact Agent

AGENTS

Luke Mitchell
0411 703 055

Claude Buccella
0419 394 110



Sold prior to auction

18 Charta Circuit, Smithfield



Low-Maintenance Family Living

3 1 2

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.

With its thoughtful layout, practical features, and low-maintenance appeal, this home presents a fantastic opportunity to enjoy a relaxed lifestyle in a convenient location.

AUCTION

Saturday 5th April at 11:00am (Cancelled)

AGENTS

Salam Dawood
0478 360 155

Julian Rullo
0407 846 417





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Adelaide Metro

Rental Performance

PAST MONTH

In the past month, LJ Hooker Adelaide Metro have leased 70 properties with a median time of 13.9 days on market. The average rental price is \$645 a week.

70

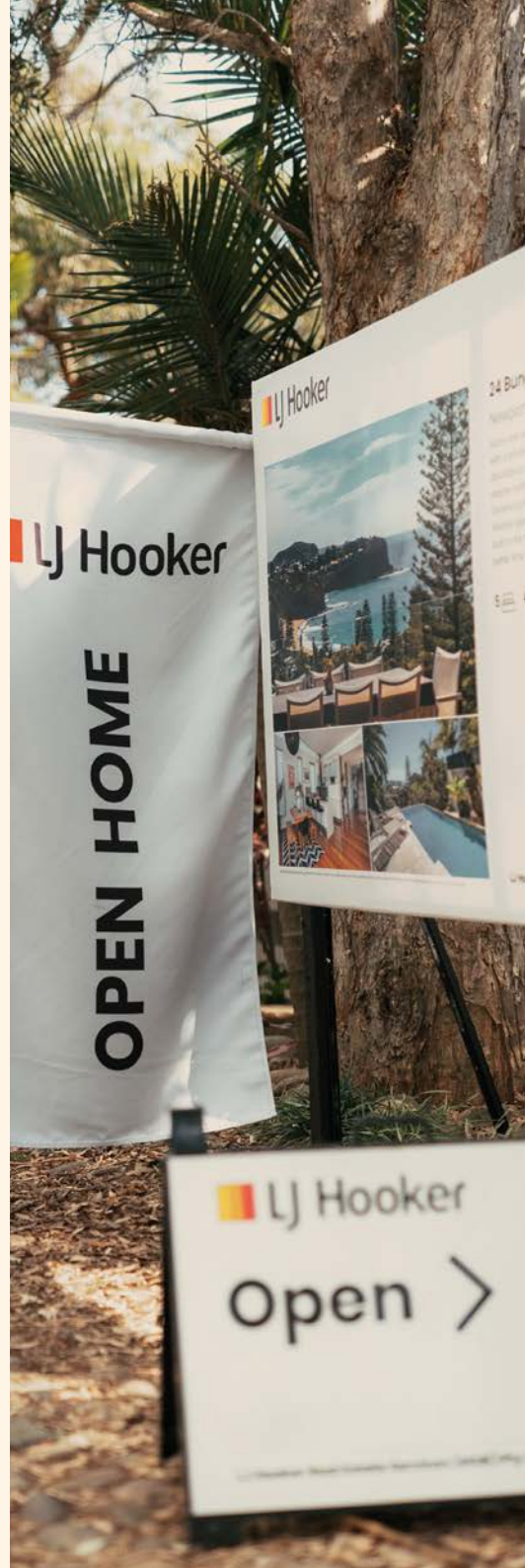
PROPERTIES LEASED

13.9

MEDIAN DAYS
ADVERTISED

\$645

AVERAGE RENTAL
PRICE






Available Rentals

| ADDRESS |  |  |  | AGENT | RENT / WEEK |
|--|---|---|---|---------------------------------|-----------------------|
| 105 / 10 Balfours Way, Adelaide | 1 | 1 | | Jiawen Gao 0422 571 024 | \$495 Bond \$1,980 |
| 1 / 172 Wakefield Street, Adelaide | 2 | 1 | 2 | Jiawen Gao 0422 571 024 | \$650 Bond \$2,600 |
| 102 Galway Avenue, Broadview Available from 7 April | 3 | 1 | 3 | Jackson Dodwell 0434 079 463 | \$700 Bond \$2,800 |
| 14B Coronation Avenue, Campbelltown | 3 | 2 | 2 | Matthew Panozzo 0405 224 369 | \$750 Bond \$3,000 |
| 1 Pomeroy Court, Felixstow | 4 | 2 | 2 | Jackson Dodwell 0434 079 463 | \$750 Bond \$3,000 |
| 10 / 122 L'Estrange Street, Glenunga | 2 | 1 | 1 | Jiawen Gao 0422 571 024 | \$570 Bond \$2,280 |
| 23 West Street, Hectorville | 3 | 2 | 2 | Jiawen Gao 0422 571 024 | \$765 Bond \$3,060 |
| 25 Eve Street, Hectorville | 3 | 1 | 1 | Tri Nguyen 0423 686 219 | \$550 Bond \$2,200 |
| 8 / 458 Churchill Road, Kilburn Available from 18 April | 2 | 1 | 1 | Tri Nguyen 0423 686 219 | \$460 Bond \$1,840 |
| 10 Magarey Street, Largs North | 3 | 2 | 2 | Jackson Dodwell 0434 079 463 | \$640 Bond \$2,560 |
| 1 / 24 Kent Street, Marden | 2 | 1 | 1 | Keith Brown 0423 686 219 | \$520 Bond \$2,080 |
| 46C Wear Avenue, Marden | 3 | 2 | 1 | Keith Brown 0423 686 219 | \$730 Bond \$2,920 |
| 6 McDonald Close, Mount Barker Available from 7 April | 3 | 2 | 3 | Tri Nguyen 0423 686 219 | \$540 Bond \$2,160 |



**It's the difference between
a hassle and a seamless property
investment experience.**

Available Rentals

| ADDRESS |  |  |  | AGENT | RENT/WEEK |
|--|---|---|---|---------------------------------|-----------------------|
| 1 / 12 Margaret Street, Norwood Available from 17 April | 2 | 1 | 1 | Amanda Walasek 0431 017 416 | \$630 Bond \$2,520 |
| 8 Pitt Street, Paradise | 3 | 1 | 1 | Keith Brown 0423 686 219 | \$640 Bond \$2,560 |
| 3 / 24 Stoneybrook Drive, Paradise | 3 | 1 | 1 | Amanda Walasek 0431 017 416 | \$600 Bond \$2,400 |
| 100 Ashbrook Avenue, Payneham South | 3 | 1 | 3 | Keith Brown 0423 686 219 | \$700 Bond \$2,800 |
| 9 Third Avenue, St Peters | 3 | 2 | 2 | Claude Buccella 0419 394 110 | \$895 Bond \$5,370 |
| 2 / 2 Sunglo Court, Teringie | 4 | 1 | 1 | Tri Nguyen 0423 686 219 | \$670 Bond \$2,680 |
| 25a Flinders Drive, Valley View | 3 | 1 | | Amanda Walasek 0431 017 416 | \$650 Bond \$2,600 |
| 1 Innes Road, Windsor Gardens | 4 | 2 | 3 | Jenny D'Angelo 0447 347 284 | \$820 Bond \$4,920 |



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and discover the difference

