



Property Guide

Cover | 22B Woodlands Road, Athelstone

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.

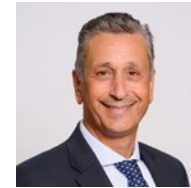


Our Team

Directors



Mario Bonomi



Claude Buccella

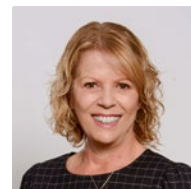


Rino Pancione

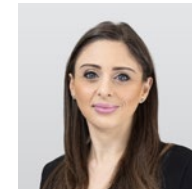
Admin



Lisa Tilbrook
Accounts Manager



Marlene Winter
Business Systems Operator



Vanessa Kalikatzaros
Business Sales Operator



Sam Brotherson
Graphic Design / Marketing



Hannah Lawrance
Graphic Design / Marketing



Mariann Athanasopoulos
Administration



Michelina De Meo
Administration



Esmeralda Zagani
Director of First Impressions



Thami Petrini
Administration

Residential Sales




Troy Tyndall
General Operations Manager
& Corporate Auctioneer
0401 661 997



Greg Nicholls
Sales Consultant
0478 131 807



George De Vizio
Sales Manager
0412 392 158
 Top 15%



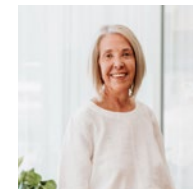
Julian Rullo
Sales Consultant
0407 846 417



Luke Mitchell
Sales Consultant
0411 703 055



Mark Brus
Sales Consultant
0408 389 544



Marie Brus
Sales Consultant
0418 844 502
 Top 15%



Salam Dawood
Sales Consultant
0478 360 155

Residential Property Management



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



Kirsty Clark
Business Development
Manager
0422 005 721



Matthew Panozzo
Property Investment Manager
0405 224 369



Tri Nguyen
Property Investment Manager
0423 686 219

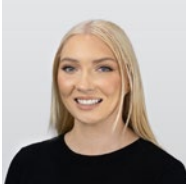


Tony Trajkovic
Property Investment Manager
0401 349 899

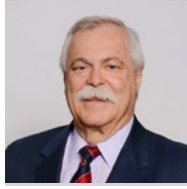
Commercial Sales and Leasing



Anton Faranda
Property Management
0401 818 436



Brooke Stead
Sales & Leasing/BSO
0404 226 919



Charles Parletta
Sales and Leasing Manager
0412 825 186



Daniela Veitch
Property Manager
0432 597 796



Fendi Carapetis
Sales & Leasing
0426 258 030



Jo Chapley
Sales & Leasing
0403 056 889



John Zavos
Sales & Leasing
0414 229 211



Kofi Adih
Sales Consultant
0414 834 151



Mark Tettis
Sales & Leasing
0433 139 892



Michael Vaughan
Property Manager
0415 715 247



The Difference

**The difference between
being locally based and
being one of the locals.**

Scan the QR to book an appraisal today



Adelaide Metro Auction Performance

12 MONTHS

In the last 12 months agents at LJ Hooker – Adelaide Metro have 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
148 Military Road, Henley Beach South	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Saturday 17th May at 2:00pm
16 Tindara Avenue, Windsor Gardens	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Saturday 17th May at 11:00am
42 Roebuck Street, Mile End	Julian Rullo 0407 846 417	Luke Mitchell 0478 131 807	Saturday 24th May at 11:00am

Coming Soon

SUBURB	AGENT 1	AGENT 2	DATE
Athelstone	Luke Mitchell 0478 131 807		Coming Mid May
Athelstone	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Coming Late May
Kensington	Marie Brus 0418 844 502	Mark Brus 0408 389 544	Coming Early June
Davoren Park	Julian Rullo 0407 846 417	Salam Dawood 0478 360 155	Coming Late June

Adelaide Metro

Market Performance

12 MONTHS

In the last 12 months agents at LJ Hooker - Adelaide Metro have sold 116 properties with a median sold price of \$763k

116

PROPERTIES SOLD
(12 MONTHS)

88

MEDIAN DAYS
ADVERTISED

\$763k

MEDIAN SOLD
PRICE



Open Inspections

Saturday 10th May

ADDRESS	AGENT 1	AGENT 2	TIME
148 Military Road, Henley Beach South	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	10:30am - 11:00am
42 Roebuck Street, Mile End	Julian Rullo 0407 846 417	Luke Mitchell 0411 703 055	11:30am to 12:00pm
4 / 8 Ann Street, Campbelltown	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	12:30pm to 1:00pm
25 Recreation Parade, Semaphore Park	Luke Mitchell 0411 703 055		1:00pm to 1:30pm
16 Tindara Avenue, Windsor Gardens	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	1:15pm to 1:45pm
24B Chapel Street, Campbelltown	Greg Nicholls 0478 131 807		2:00pm to 2:30pm
20B Woodlands Road, Athelstone	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	2:00pm to 2:30pm
2A Grivell Street, Campbelltown	Greg Nicholls 0478 131 807		3:00pm to 3:30pm

Open Inspections

Sunday 11th May

ADDRESS	AGENT	AGENT	TIME
25 Recreation Parade, Semaphore Park	Luke Mitchell 0411 703 055		11:00am to 11:30am
2A Grivell Street, Campbelltown	Greg Nicholls 0478 131 807		11:30am to 12:00pm
24B Chapel Street, Campbelltown	Greg Nicholls 0478 131 807		12:30pm to 1:00pm

During the week

ADDRESS	AGENT 1	AGENT 2	TIME
4 / 8 Ann Street, Campbelltown	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	4:45pm to 5:15pm on Tuesday 13th May
16 Tindara Avenue, Windsor Gardens	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	5:30pm to 6:00pm on Tuesday 13th May
42 Roebuck Street, Mile End	Julian Rullo 0407 846 417	Luke Mitchell 0411 703 055	5:00pm to 5:30pm on Wednesday 14th May
148 Military Road, Henley Beach South	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	5:45pm to 6:15pm on Wednesday 14th May



The Difference

The difference between real estate and real results.

Don't just settle for a good
result, celebrate a great one.



Book your free expert
property appraisal today and
experience the difference.

 **LJ Hooker**



25 Recreation Parade, Semaphore Park

Just Steps from the Sand!

BEST OFFERS BY

Tuesday 27th May at 12:00pm

AGENT

Luke Mitchell
0411 703 055

Nestled in the heart of Semaphore Park, this beautifully presented home offers the perfect blend of coastal charm and modern convenience. Just a short stroll from the pristine beaches of Adelaide's coastline, this home invites you to embrace a relaxed seaside lifestyle.

Downstairs, you're greeted by a spacious open-plan living area bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining.

3 2 2

The contemporary kitchen boasts quality appliances, stone benchtops and a walk-in pantry, making meal preparation a delight.

A dedicated home office area provides the perfect space for remote work or study. Step outside to a low-maintenance retreat, perfect for alfresco dining or enjoying the sea breeze with a morning coffee. The outdoor kitchen, complete with a BBQ, sink, mini-bar fridge provision and a floating deck create an ideal setting for entertaining.

An artificial grass area provides a safe and fun space for children or pets.

With a secure garage and additional off-street parking, this home caters to all your practical needs.

Upstairs, the master suite features a double vanity ensuite, his/hers walk-in robe and a private balcony providing a serene retreat at the end of the day. Two additional large bedrooms both with built-in robes, serviced by the family bathroom and a versatile lounge area offer ample space for family living.

What We Love:

- Prime location, just minutes from Semaphore Park Beach
- Three generous bedrooms, all with BIR or WIR
- Modern kitchen with stone benchtops, gas cooktop and walk-in pantry
- Open-plan living and dining areas filled with natural light
- Gas log fireplace in family area
- Dedicated home office area
- Low-maintenance courtyard with outdoor kitchen and floating deck
- Secure remote controlled double garage plus additional off-street parking
- Ducted reverse cycle air conditioning for year-round comfort
- Solar panel system
- Security system for peace of mind.



**SCAN HERE
TO LEARN
MORE**





20B Woodlands Road, Athelstone

Stylish Family Home Overlooking Fifth Creek

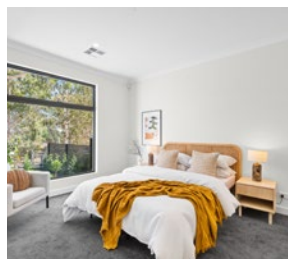
4 🚗 2 🛏 2 🚗

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
\$1,250,000 - \$1,290,000

AGENTS
George De Vizio
0412 392 158
Julian Rullo
0407 846 417



2A Grivell Street, Campbelltown

Freshly-Built Family Home on the Cusp of Linear Park

4 🚗 3 🛏 2 🚗

Welcome to this stunning new home, where functional perfection combines with the latest in modern luxury to deliver everyday convenience and comfort.

This gorgeous four-bedroom family residence, proudly occupies a Torrens title block that couldn't be better located. Happy family living soars to new levels when your beautiful 2025 home sits within an easy stroll of East Marden Primary School, Linear Park, Campbelltown Shopping Centre, Mercato Cafe and Lochiel Park with Par 3 Golf course!

FOR SALE
Please contact agent

AGENTS
Greg Nicholls
0478 131 807



24B Chapel Street, Campbelltown

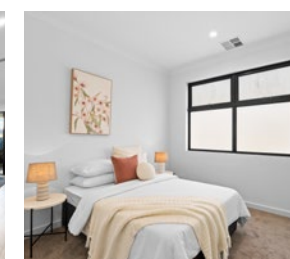
Stylish Family Home Overlooking Fifth Creek

4 🚗 2 🛏 2 🚗

This exquisite brand-new 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 - \$1,270,000

AGENTS
Greg Nicholls
0478 131 807





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.

FOR SALE
Please contact agent

AGENT
Luke Mitchell
0411 703 055



39 Aldam Road, Port Noarlunga South

Seaside Serenity With Modern Convenience

3 1 2

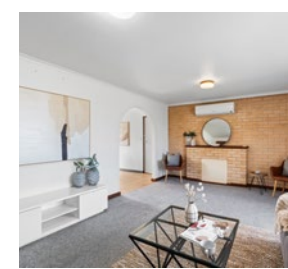
Tucked away in the heart of one of Adelaide's most beloved coastal communities, this home perfectly balances lifestyle, comfort, and opportunity. Whether you're a first home buyer looking to enter the market, a growing family searching for space to spread out, or a savvy investor that recognises potential, this property ticks all the right boxes.

Set on a generous 750m² approx. allotment, this 70's home has been lovingly maintained and thoughtfully updated, all while retaining its original character.

FOR SALE
Please contact agent

AGENTS
Troy Tyndall
0401 661 997

Luke Mitchell
0411 703 055



4 / 8 Ann Street, Campbelltown

Low-Maintenance Living with a Cosmopolitan Edge

3 2 1

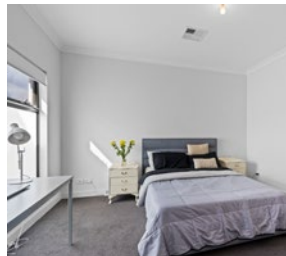
The home is thoughtfully designed for comfortable living, featuring three generously sized bedrooms, with the master suite boasting a walk-in robe and private ensuite. The remaining two bedrooms are well-serviced by the stylish main bathroom, complete with a full-size bathtub - perfect for families.

Modern, low-maintenance and superbly positioned, this is a lifestyle opportunity not to be missed.

BEST OFFER BY
Tuesday 20th May at 12:00pm

AGENTS
George De Vizio
0412 392 158

Julian Rullo
0407 846 417



8A Avoca Street, Dernancourt

Stunning Torrens Titled Residence with Hills Views

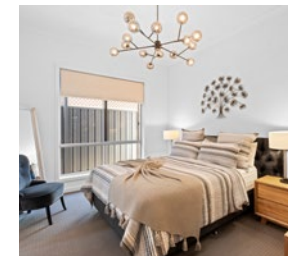
3 2 2

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.

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 ensuite showcasing floor to ceiling tiles.

FOR SALE
\$975,000-\$1,050,000

AGENTS
Greg Nicholls
0478 131 807



It's the difference between settling for a good result and celebrating a great one.



Scan the QR to book an appraisal



42 Roebuck Street, Mile End

Charming Sandstone Villa on Expansive 836sqm Block

2 1 2

This original sandstone Villa circa 1913's positioned on an expansive 836sqm (approx.) block with a generous 18.29-metre frontage, offers timeless charm and incredible potential for the astute buyer.

This property is perfect for investors, developers, renovators or anyone with the vision to transform a character filled home into something truly special.

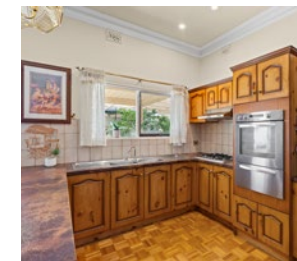
AUCTION

Saturday 24th May at 11:00am

AGENTS

Julian Rullo
0407 846 417

Luke Mitchell
0411 703 055



148 Military Road, Henley Beach South

Prime Coastal Opportunity with Dual Frontage

3 1 1

Built in 1953, this charming sandstone-fronted home is a rare gem, nestled in one of Adelaide's most sought-after seaside suburbs.

Set on a generous 604sqm (approx.) allotment with valuable dual frontage, this property offers endless possibilities. Whether you're looking to invest, renovate the existing home, build your dream residence, or subdivide and develop (STPC), this is an exceptional opportunity in a sought-after seaside location.

AUCTION

Saturday 17th May at 2:00pm

AGENTS

Julian Rullo
0407846 417

George De Vizio
0412 392 158



25 Recreation Parade, Semaphore Park

Just steps from the sand

3 2 2

Located minutes from the beach, this stylish Semaphore Park home offers three spacious bedrooms, a sleek kitchen with stone benchtops, and open-plan living with a gas log fireplace. Ideal for modern living, it features a home office, ducted air conditioning, solar panels, and a security system.

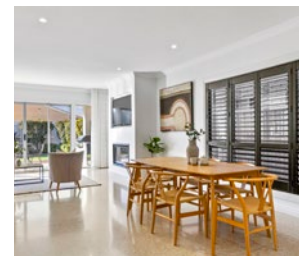
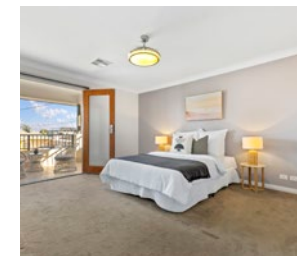
Entertain effortlessly with a decked alfresco and outdoor kitchen. Low-maintenance and well-appointed, this home combines comfort, convenience, and coastal charm in a prime location.

BEST OFFERS BY

Tuesday 27th May at 12:00pm

AGENT

Luke Mitchell
0411 703 055





Auction

16 Tindara Avenue Windsor Gardens

Charming Family Home with Big Block Appeal

3 1 2

Tucked behind a manicured hedge offering both privacy and street appeal, this beautifully updated 3-bedroom home exudes charm, space and warmth, making it a perfect choice for first home buyers, growing families, savvy investors or developers.

Set on a generous 789sqm (approx.) block with an impressive 19.5 metre frontage, the property blends classic character with modern updates for comfortable, practical living.

AUCTION

Saturday 17th May at 11:00am

AGENTS

Julian Rullo
0407 846 417

George De Vizio
0412 392 158



70 Greenglade Drive, Paradise

Paradise Found - Absolute Linear Park Frontage!

3 1 2

Greg Nicholls and Troy Tyndall of LJ Hooker are excited to present this charming original three-bedroom home, offering stunning views of the River Torrens Linear Park.

Whether you're looking to expand your investment portfolio in a prime location or redevelop to suit your needs, this is an opportunity not to be missed. Many local residents have already embraced the incredible lifestyle this area offers, and now you can too.

AUCTION

Saturday 3rd May at 12:00pm

AGENTS

Greg Nicholls
0478 131 807

Troy Tyndall
0401 661 997



Sold at Auction



Marina Berth B6 Edgewater, New Port

Your ship's come in with this 12m x 5m Marina Berth

Here's an opportunity to secure a 12m x 5m marina berth in New Port Quays.

In close proximity to West Lakes, Semaphore, Tennyson, Grange and the Port this is an affordable entry in boating life and conveniently only 30min from the CBD and North Adelaide.

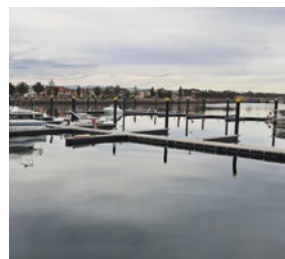
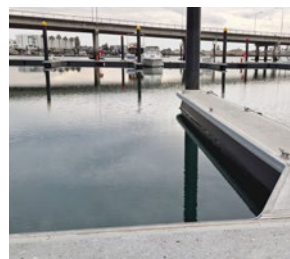
Offering hinged access walkways with lighting units, non-slip finish to the upper walking surfaces, a freshwater outlet and power with easy access to restaurants, a manicured BBQ area and toilets.

FOR SALE

\$15,000

AGENTS

Troy Tyndall
0401 661 997



6 Barnes Avenue, Magill

Stunning Torrens Titled Residence with Hills Views

3 1 5

located in the coveted Burnside Council area of Magill and nestled in the foothills of Adelaide. A short stroll will find you at the revitalised Magill Village precinct and dining at the award winning Penfolds Magill Estate Kitchen or perhaps a casual catchup at the Tower Hotel.

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.

FOR SALE

Please contact agent

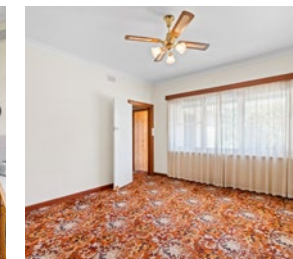
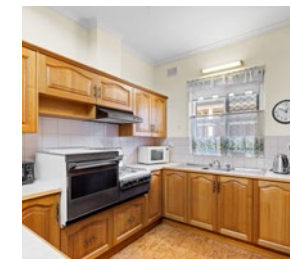
AGENTS

Marie Brus
0418 844 502

Mark Brus
0408 389 544



Just Sold



Adelaide Metro

Rental Performance

PAST MONTH

In the 12 months, LJ Hooker Adelaide Metro have leased 253 properties with a median time of 17 days on market. The average rental price is \$590 a week.

253

PROPERTIES LEASED

17

MEDIAN DAYS
ADVERTISED

\$595

AVERAGE RENTAL
PRICE



SCAN HERE FOR OUR
LATEST RENTALS OR GO TO
STPETERS.LJHOOKER.COM.AU/RENTING



Available Rentals

ADDRESS				AGENT	RENT/WEEK
301 / 156 Wright Street, Adelaide	1	1	1	Jiawen Gao 0422 571 024	\$590 Bond \$2,360
3A Theodore Avenue, Athelstone Available 30th May	3	1	1	Jenny D'Angelo 0447 347 284	\$550 Bond \$2,200
14D Coronation Avenue, Campbelltown	3	2	2	Matthew Panozzo 0405 224 369	\$735 Bond \$2,940
1 / 4 Mundon Street, Campbelltown	3	2	1	Matthew Panozzo 0405 224 369	\$625 Bond \$2,500
4 / 6 Pine Street, Campbelltown Available 12th May	3	2	1	Jessica Dimasi 0413 041 287	\$620 Bond \$2,480
1 / 5a Catherine Street, College Park	2	1	1	Jiawen Gao 0422 571 024	\$500 Bond \$2,000
1 / 3-5 North East Road, Collinswood	1	1	1	Jessica Dimasi 0413 041 287	\$400 Bond \$1,600
9a & 11b Shirley Avenue, Felixstow	4	3	4	Jackson Dodwell 0434 079 463	\$950 Bond \$5,700
3 Forbes Street, Hillcrest	4	2	2	Jenny D'Angelo 0447 347 284	\$650 Bond \$2,600
1 / 235 Payneham Road, Joslin	2	1	1	Jenny D'Angelo 0447 347 284	\$500 Bond \$1,000
19 Whitbread Avenue, Klemzig Available 28th May	3	2	2	Jenny D'Angelo 0447 347 284	\$750 Bond \$3,000



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

Available Rentals

ADDRESS				AGENT	RENT / WEEK
8 Welwyn Road, Manningham	3	1	1	Keith Brown 0423 686 219	\$630 Bond \$2,620
2 Reel Terrace, Munno Para	2	1	1	Tri Nguyen 0423 686 219	\$500 Bond \$2,000
8 Pam Street, Paradise	3	2	1	Keith Brown 0423 686 219	\$600 Bond \$2,400
8 Pitt Street, Paradise	3	1	1	Keith Brown 0423 686 219	\$575 Bond \$2,300
48 Burdett Drive, Paralowie	3	2	1	Jackson Dodwell 0434 079 463	\$600 Bond \$2,400
9 Third Avenue, St Peters	3	2	2	Claude Buccella 0419 394 110	\$795 Bond \$3,180
137 Ashbrook Avenue, Trinity Gardens	4	1	1	Keith Brown 0423 686 219	\$750 Bond \$3,000
25a Flinders Drive, Valley View	3	1		Amanda Walasek 0431 017 416	\$590 Bond \$2,360
12 Pineview Court, Walkley Heights	3	2	2	Jackson Dodwell 0434 079 463	\$650 Bond \$2,600
5 / 20A Cookes Road, Windsor Gardens	2	1	1	Matthew Panozzo 0405 224 369	\$480 Bond \$1,920



Scan Here
for Details

Need to move but 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.

**Reach out,
Our team can help you
with a plan today.**



The Difference

**The difference between
making a sale and selling
with confidence.**

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The difference between real estate and real results.

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2a Portrush Road, Payneham 5070

(08) 8362 8008

ljhadelaidemetro.com.au

RLA 61345 | RLA 282965

Adelaide City Office

Ground Floor, 81 Flinders Street, Adelaide 5000

(08) 8232 8844

adelaide.ljhcommercial.com.au

RLA 231015



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and discover the difference

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Metro