




Property Guide

Cover | 17 Bice Street, Marleston



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



Piper Crosby
Director of First Impressions



Thami Petrini
Administration

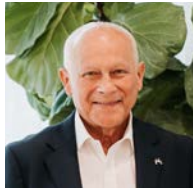
Residential Sales




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



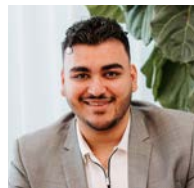
Mark Brus
Sales Consultant
0408 389 544



Marie Brus
Sales Consultant
0418 844 502
 Top 15%



Raffaele Russo
Sales Consultant
0432 330 979



Salam Dawood
Sales Consultant
0478 360 155



Nick Pavelic
Sales Associate
0461 295 769

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



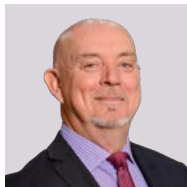
Kirsty Clark
Business Development
Manager
0422 005 721



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 Manager
0401 818 436



Brooke Stead
Sales & Leasing/BSO
0404 226 919



Charles Parletta
Sales & 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



Lei Brown
Property Manager
0413 431 122



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
3 Salter Street, Kensington	Marie Brus 0418 844 502	Mark Brus 0408 389 544	Saturday 14th June at 11am
17 Bice Street, Marleston	Marie Brus 0418 844 502	Mark Brus 0408 389 544	Saturday 14th June at 3pm
43 Second Avenue, Payneham South	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Saturday 28th June at 11:00am

Coming Soon

SUBURB	AGENT 1	AGENT 2	DATE
Marden	Marie Brus 0418 844 502	Mark Brus 0408 389 544	Coming Mid June
Woodforde	Luke Mitchell 0478 131 807		Coming Mid June
Hahndorf	Luke Mitchell 0478 131 807		Coming Late June
Klemzig	Luke Mitchell 0478 131 807		Coming Late June
Felixstow	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Coming Late June
Athelstone	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Coming Early July

Adelaide Metro

Market Performance

12 MONTHS

In the last 12 months agents at
LJ Hooker - Adelaide Metro have sold
109 properties with a median sold price
of \$790k

109

PROPERTIES SOLD
(12 MONTHS)

24

MEDIAN DAYS
ADVERTISED

\$790k

MEDIAN SOLD
PRICE



Open Inspections

Saturday 14th June

ADDRESS	AGENT 1	AGENT 2	TIME
3 Salter Street, Kensington	Marie Brus 0418 844 502	Mark Brus 0408 389 544	10:30am to 11:00am
16 Old Norton Summit Road, Auldana	Troy Tyndall 0401 661 997	Julian Rullo 0407 846 417	12:30pm to 1:00pm
32 Shakespeare Avenue, Tranmere	Marie Brus 0418 844 502	Mark Brus 0408 389 544	1:00pm to 1:30pm
43 Second Avenue, Payneham South	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	1:30pm to 2:00pm
4 / 8 Ann Street, Campbelltown	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	2:15pm to 2:45pm
17 Bice Street, Marleston	Marie Brus 0418 844 502	Mark Brus 0408 389 544	2:30pm to 3:00pm

Open Inspections

Sunday 15th June

ADDRESS	AGENT 1	AGENT 2	TIME
4 / 12 Paqualin Street, Hendon	Luke Mitchell 0478 131 807	Raffaele Russo 0432 330 979	11:00am to 11:30am
16 Old Norton Summit Road, Auldana	Troy Tyndall 0401 661 997	Julian Rullo 0407 846 417	12:00pm to 12:30pm
7 Cortlyne Road, Rostrevor	Greg Nicholls 0478 131 807	Raffaele Russo 0432 330 979	12:30pm to 1:00pm

During the week

ADDRESS	AGENT	AGENT	TIME
43 Second Avenue, Payneham South	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	Tuesday 17th 5:00pm to 5:30pm



The Difference



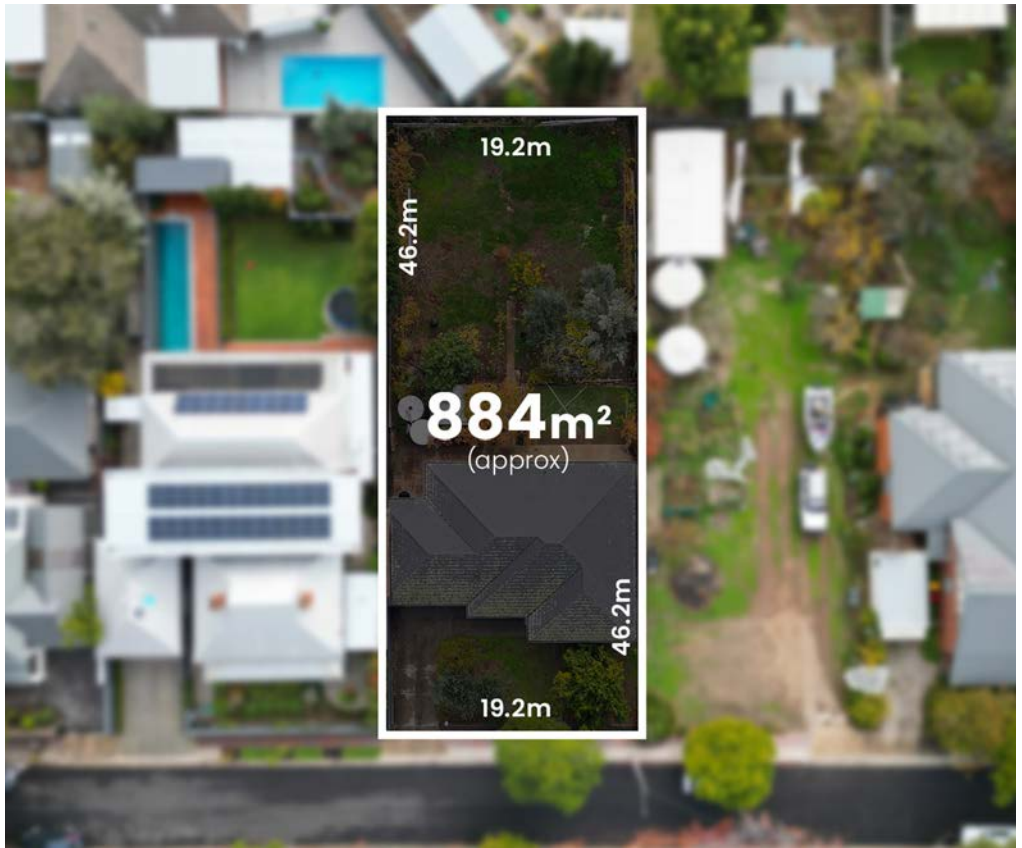
**The difference
between real estate
and real results.**

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**



43 Second Avenue, Payneham South

4 1 1

Rare Opportunity with Endless Potential

AUCTION

Saturday 28th June at 11:00am

AGENT

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

Set on a substantial 884sqm (approx.) allotment with a wide 19.2m frontage, this basket range fronted home built in 1968 is packed with potential.

Whether you're looking to knock down and build your dream home, explore subdivision opportunities (STCC), or renovate the existing structure, the possibilities are as vast as the land itself.

Positioned in a tightly held, tree-lined street, this is a rare and exciting offering in one of Payneham South's most sought after pockets.

The current home features four bedrooms, including a versatile fourth bedroom or study, with the main enjoying a large picture window. Bedrooms two and three are generously sized,

while the terrazzo floored hallway and high ceilings add to the home's classic charm. The bathroom is in original yet well kept condition.

Enjoy the comfort of a generously sized lounge, warmed by an electric heater, flowing seamlessly into the open plan kitchen. The dining area is fitted with a split system for year round climate control. The kitchen features charming original timber cabinetry, an electric cooktop, and has been beautifully maintained in its original condition.

Positioned among quality homes in a prestigious and well established street, this is a rare opportunity to secure a slice of tightly held Payneham South with immense future potential.

Just moments from local cafes, shopping, public transport and sought after schools including Trinity Gardens and East Adelaide Primary, Norwood International High, and only a short commute to the CBD, the location offers exceptional convenience for families, professionals and developers alike.



**SCAN HERE
TO LEARN
MORE**



38 / 237 Wakefield Street, Adelaide

Architectural Loft Living in the Heart of Adelaide

3 2 1

Tucked away in one of Adelaide's most sought after city pockets, this stunning three level loft style apartment redefines modern urban living. Designed with lifestyle and functionality in mind, this unique residence offers an abundance of space, light and style - all within walking distance of the vibrant East End and leafy parklands.

Whether you're seeking a city pad, an investment or a lock-up-and-leave lifestyle, this dynamic loft apartment delivers on space, location and appeal.

FOR SALE

Please contact agent

AGENT

Julian Rullo
0407 846 417

George De Vizio
0412 392 158



11 Tim Place, Athelstone

Charming 1950's gem on a spacious 543sqm

3 2 2

Perched gracefully above the road on a generous 543sqm (approx.) allotment, this beautifully maintained 1950s residence blends timeless character with everyday comfort, offering an inviting opportunity for first home buyers, growing families, or savvy investors.

This is a rare chance to secure a home that blends period charm with great bones and scope to further enhance - all in a sought-after setting. Don't miss this unique opportunity.



FOR SALE

Contact Agent

AGENTS

George De Vizio
0412 392 158

Julian Rullo
0407 846 417



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.

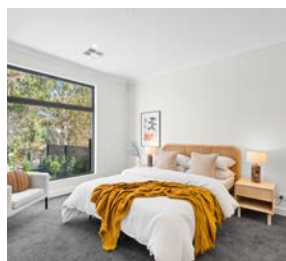
FOR SALE

Please contact agent

AGENTS

George De Vizio
0412 392 158

Julian Rullo
0407 846 417



16 Old Norton Summit Road, Auldana

Elevated Luxury Residence on 24,300sqm

5  3  2 

Perched high on a generous 24,300sqm (approx.) allotment in the prestigious eastern suburbs, this recently updated five-bedroom residence offers luxurious family living with breathtaking views and refined finishes throughout. Just 10kms from the heart of the city, this expansive home combines elegant design, modern convenience and space in equal measure.

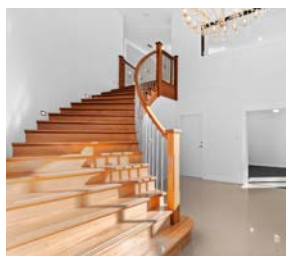
FOR SALE

Please contact agent

AGENTS

Troy Tyndall
0401 661 997

Julian Rullo
0407 846 417





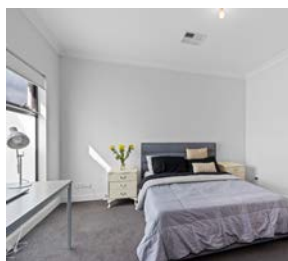
4 / 8 Ann Street, Campbelltown

Low-Maintenance Living with a Cosmopolitan Edge

3  2  2 

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.



FOR SALE

Please contact agent

AGENTS

George De Vizio
0412 392 158

Julian Rullo
0407 846 417



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



Scan the QR
to book an
appraisal



24B Chapel Street, Campbelltown

Unmatched Luxury in a Premier Location

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!

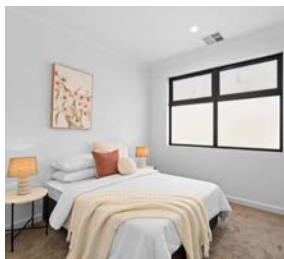


FOR SALE

Please contact agent

AGENTS

Greg Nicholls
0478 131807



33 Hill 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 rare corner position on a Torrens title block. 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!

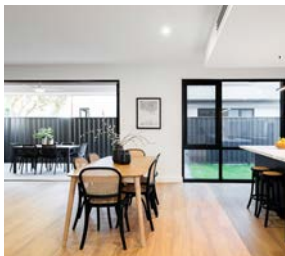


FOR SALE

Please contact agent

AGENTS

Greg Nicholls
0478 131807





4 / 12 Paqualin Street, Hendon

Modern Comfort with Effortless Living

2 1 1

Tucked away in a quiet, well-maintained group, this home is the perfect offering for first-home buyers, professional couples or investors chasing a low-fuss property in a rapidly growing pocket of the Western suburbs.

Built in 2021 this stylish, two bedroom townhouse delivers that hard-to-find balance between comfort and convenience



BEST OFFERS BY

Tuesday 17th June at 12:00pm

AGENTS

Luke Mitchell
0411 703 055

Raffaele Russo
0432 330 979



Auction

3 Salter Street, Kensington

Character, Charm and an Unbeatable Lifestyle

2 1 3

Start a new chapter at this character laden red brick cottage which offers timeless appeal and a lifestyle to match. Nestled in one of Adelaide's most sought after near city locations, this cottage blends historic charm with unbeatable convenience.

An exceptional opportunity to restore or renovate a classic residence in original condition. Family built and owned for 3 generations - first time offered for sale.



AUCTION

Saturday 14th June at 11:00am

AGENTS

Marie Brus
0418 844 502

Mark Brus
0408 389 544



17 Bice Street, Marleston

Heritage Charm Meets Contemporary Living

4  2  3 

Nestled just beyond the vibrant south-west fringe of the city, this beautifully transformed 1920s bungalow offers the perfect fusion of timeless character and sophisticated modern design.

With four generous bedrooms, two stylish bathrooms, and ample off-street parking for three vehicles, this home is tailored for growing families or those who love to entertain. Inside, you'll be welcomed by an elegant neutral palette, soaring three-metre ceilings, and gleaming Kauri hardwood.

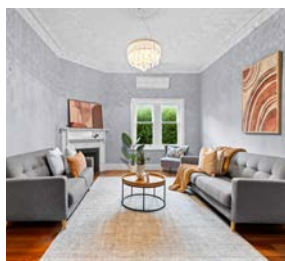
AUCTION

Saturday 14th June at 3:00pm

AGENTS

Marie Brus
0418 844 502

Mark Brus
0408 389 544



YOU'RE INVITED

July 19th 9am - 5pm

Don't miss out on the First Birthday of the Betta Electrical, Seaford store!

Celebrate with face painting, a visit from Mr Hooker Bear, barbeque, petting zoo and chances to win amazing prizes. See you there!



Scan QR
Code for
Event Details



Featuring
Mr Hooker Bear!

Betta

Betta Electrical
33-39 Seaford Road,
Seaford



43 Second Avenue, Payneham South

Rare Opportunity with Endless Potential

4 1 1

Set on a substantial 884sqm (approx.) allotment with a wide 19.2m frontage, this basket range-fronted home built in 1968 is packed with potential.

Whether you're looking to knock down and build your dream home, explore sub-division opportunities (STCC), or renovate the existing structure, the possibilities are as vast as the land itself. Positioned in a tightly held, tree-lined street, this is a rare and exciting offering in one of Payneham South's most sought-after pockets.

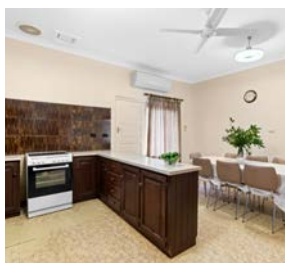
AUCTION

Saturday 28th June at 11:00am

AGENTS

Julian Rullo
0407 846 417

George De Vizio
0412 392 158



7 Cortlyne Road, Rostrevor

Nurtured by Nature: A Family Sanctuary in Rostrevor

4 3 2

Welcome to this stunning home, on the cusp of beautiful Black Hill Conservation Park and Morialta Falls. The design thoughtfully respects everything there is to love about Rostrevor - blending near city lifestyle with access to the Adelaide Hills.

This gorgeous four-bedroom family residence, proudly occupies a Torrens title corner block that couldn't be better located. This is more than just a home - it's a statement of style, space, and serenity in one of Adelaide's most sought-after locations.

FOR SALE

Please contact agent

AGENTS

Greg Nicholls
0478 131 807



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.

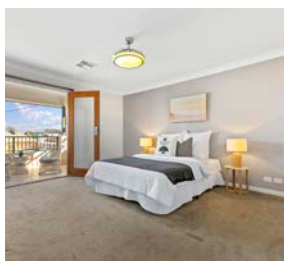
Entertain effortlessly with a decked alfresco and outdoor kitchen. Low-maintenance and well-appointed, this home combines comfort, convenience, and coastal charm in a prime location.

FOR SALE

Contact Agent

AGENT

Luke Mitchell
0411 703 055



32 Shakespeare Avenue, Tranmere

Architectural Luxury in Prestigious Poets Corner

4  3  2 

A magnificent two-storey residence that stands as a true architectural statement within the highly sought-after Poets Corner of Tranmere. Designed with precision and built to exacting standards, this home offers two expansive levels of indulgent living, wrapped in a sophisticated and practical design.

Set on a 727sqm (approx) allotment, this home combines cutting-edge design with everyday comfort in one of the most exclusive addresses in the eastern suburbs.

FOR SALE

Please contact agent

AGENTS

Marie Brus
0418 844 502

Mark Brus
0408 389 544



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






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LATEST RENTALS OR GO TO
[STPETERS.LJHOOKER.COM.AU/RENTING](https://stpeters.ljhooker.com.au/renting)



Available Rentals

ADDRESS				AGENT	RENT / WEEK
1602 / 18 Rowlands Place, Adelaide	2	2	1	Jessica Dimasi 0413 041 287	\$850 Bond \$5,100
14A Coronation Avenue, Campbelltown	3	2	1	Matthew Panozzo 0405 224 369	\$725 Bond \$2,900
9a & 11b Shirley Avenue, Felixstow	4	3	4	Jackson Dodwell 0434 079 463	\$890 Bond \$5,340
32b Grenville Avenue, Hillcrest	3	2	2	Matthew Panozzo 0405 224 369	\$650 Bond \$2,600
30 Mitcham Avenue, Lower Mitcham	3	1	3	Keith Brown 0402 353 240	\$650 Bond \$2,600
8 Ferris Street, Magill	3	2	1	Tri Nguyen 0423 686 219	\$690 Bond \$2,760
3/ 68 Gladstone Avenue, Magill Available 23rd June	2	1	1	Jiawen Gao 0422 571 024	\$530 Bond \$2,120
3 / 4 Kevin Road, Modbury	3	2	1	Jessica Dimasi 0413 041 287	\$610 Bond \$2,400
3 / 5 Alfred Road, Norwood	2	1	1	Jackson Dodwell 0434 079 463	\$600 Bond \$2,400
2 / 3 Albert Place, Payneham	3	1	1	Jessica Dimasi 0413 041 287	\$595 Bond \$2,380

Available Rentals

ADDRESS				AGENT	RENT/WEEK
3 / 46 Sansom Road Semaphore Park	3	1	1	Jessica Dimasi 0413 041 287	\$600 Bond \$2,400
2 / 21a Williams Avenue, St Morris	2	1	1	Matthew Panozzo 0405 224 369	\$595 Bond \$2,380
1 / 376 Portrush Road, Tusmore Available 21st July	2	1	1	Tri Nguyen 0423 686 219	\$600 Bond \$2,400
11 Yandra Street, Vale Park	3	1		Matthew Panozzo 0405 224 369	\$550 Bond \$2,200



Rental availability can change quickly!
Scan the QR code for the latest list of available properties.



The Difference

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making a sale and selling
with confidence.**

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Adelaide City Office

Ground Floor, 81 Flinders Street, Adelaide 5000

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adelaide.ljhcommercial.com.au

RLA 231015



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**Adelaide
Metro**