

# PROPERTY GUIDE

Edition 10.05.24



 **LJ Hooker**  
Adelaide Metro

# When you know It's time to explore Australia

Sell your home with LJ Hooker and  
earn up to 120,000 Qantas Points



Points must be clearly agreed upon at the time of the exclusive listing and clearly stated in your LJ Hooker exclusive agency agreement for sale of your property. If no reference is included, points will not be allocated.

FREQUENT  
FLYER 

 LJ Hooker

## St Peters Office

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

## Adelaide City Office

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

 LJ Hooker Adelaide Metro incorporating  
Adelaide City | St Peters | Walkerville | Glynde

**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



# Upcoming Auctions

**1 Orange Grove Circuit, Dernancourt**

Luke Mitchell  
0411 703 055

Doris He  
0423 707 585

Saturday 11th May at 12:30pm

**30 Pelsaert Avenue, Fairview Park**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

Saturday 11th May at 2:00pm

**8 / 14 Talinga Avenue, Kilburn**

Luke Mitchell  
0411 703 055

Salam Dawood  
0478 360 155

Saturday 11th May at 3:30pm

**3A Cardigan Avenue, Felixstow**

George De Vizio  
0412 392 158

Julian Rullo  
0407 846 417

Thursday 16th May at 5:00pm

**63 Old Port Road, Queenstown**

Luke Mitchell  
0411 703 055

Kay Morris  
0411 181 249

Saturday 18th May at 11:00am

**3 / 72-74 Bridge Street, Kensington**

Marie Brus  
0418 844 502

Sam Derbali  
0450 033 056

Saturday 18th May at 12.30pm

**5/5 River Street, Marden**

Greg Nicholls  
0478 131 807

Tuesday 21st May at 12.00pm

**4 Savas Road, Rostrevor**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

Saturday 25th May at 1.00pm

**4 / 81 Avenue Road, Payneham**

Greg Nicholls  
0478 131 807

Saturday 25th May at 11.30pm



# Open Inspections

Saturday 11<sup>th</sup> May

**63 Old Port Road, Queenstown**

Luke Mitchell  
0411 703 055

Kay Morris  
0411 181 249

10:30am to 11:00am

**3A Cardigan Avenue, Felixstow**

George De Vizio  
0412 392 158

Julian Rullo  
0407 846 417

11:30pm to 12:00pm

**1 Orange Grove Circuit, Dernancourt**

Luke Mitchell  
0411 703 055

Doris He  
0423 707 585

12:00pm to 12:30pm

**5/5 River Street, Marden**

Greg Nicholls  
0478 131 807

12:00pm to 12:30pm

**4 Savas Road, Rostrevor**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

12:15pm to 12:45pm

**3 / 72-74 Bridge Street, Kensington**

Marie Brus  
0418 844 502

Sam Derbali  
0450 033 056

1:00pm to 1:30pm

**1 / 204 Gorge Road, Newton**

Luke Mitchell  
0411 703 055

Doris He  
0423 707 585

1:15pm to 1:45pm

**30 Pelsaert Avenue, Fairview Park**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

1:30pm to 2:00pm

**4 / 81 Avenue Road, Payneham**

Greg Nicholls  
0478 131 807

1:30pm to 2:00pm



# Open Inspections

## Sunday 12<sup>th</sup> May

3 / 72-74 Bridge Street, Kensington

Marie Brus  
0418 844 502

Sam Derbali  
0450 033 056

11:00am to 11:30am

63 Old Port Road, Queenstown

Luke Mitchell  
0411 703 055

Kay Morris  
0411 181 249

11:00am to 11:30am

1 / 204 Gorge Road, Newton

Luke Mitchell  
0411 703 055

Doris He  
0423 707 585

12:30pm to 1:00pm

## Wednesday 15<sup>th</sup> May

3 / 72-74 Bridge Street, Kensington

Marie Brus  
0418 844 502

Sam Derbali  
0450 033 056

11:00am to 11:30am

4 Savas Road, Rostrevor

Julian Rullo  
0407 846 417


George De Vizio  
0412 392 158

5:00pm to 5:30pm

4 / 81 Avenue Road, Payneham

Greg Nicholls  
0478 131 807

5:30pm to 6:00pm



Find out the value of  
your home by booking a  
**free property appraisal.**



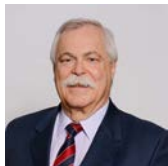
Scan the QR Code to request your free  
automated appraisal or call 0401 661 997

# 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



**Justin Li**

Sales Manager  
0422 221 162



**Kay Morris**

Sales Consultant  
0411 181 249



Top 15%



**Luke Mitchell**

Sales Consultant  
0411 703 055



**Marie Brus**

Sales Consultant  
0418 844 502



Top 15%



**Mark Brus**

Sales Consultant  
0408 389 544



**Michele Alexandrou**

Sales Consultant  
0411 226 600



**Salam Dawood**

Sales Consultant  
0478 360 155



**Sam Derbali**

Sales Consultant  
0450 033 056

# AUCTION



## 63 Old Port Road **Queenstown**

3 1 2

### What an Opportunity!

Looking for a great location, a great size allotment and a home that's great to live in now but with the potential to extend in the future with that sought after north facing rear? Then this home will tick the boxes! Or, it could be a possible development site (STPC)

Featuring the character of the sandstone fronted Bungalow, it offers the perfect canvas to renovate, extend or start fresh with a development on approximately 918m<sup>2</sup> of land in this sought after location.

A wide entrance hall welcomes you to a large separate lounge area comforted by a split system unit, 3 generous sized bedrooms, dining room that leads to the rear sunroom and galley-style kitchen which soaks in the afternoon sun. A vine covered verandah looks out onto the large rear yard, a play area for the young ones or, the furry family members to run free.

This an incredible opportunity for a family to buy a character home that will come alive with some renovation magic.

### Auction

Saturday 18th May at 11.00am

### Agent



**Luke Mitchell**  
0411 703 055



**Kay Morris**  
0411 181 249



# AUCTION



4 / 81 Avenue Road **Payneham**

2  1  1 

## Pretty in Payneham!

Welcome to this pretty unit in highly sought-after Payneham, situated in an idyllic corner position in a small group of just four.

Step inside to discover a fresh, modern décor and lofty ceilings that create an airy, open feel. The practical floorplan seamlessly combines different living zones, ensuring comfort and convenience for all. Natural light floods the lounge area, highlighting its spaciousness and warmth.

This home is certainly located to cater for the very best of the Eastern suburbs, offering not just a place to live but a space to thrive and make lasting memories.

### Features:

- Lofty ceilings and bathed in natural light
- Split system heating and cooling
- Additional gas wall heater
- Large kitchen with stainless steel appliances
- Master with full length built-in robes and ceiling fan.

## Auction

Saturday 25th May at 11.30am

## Agent



**Greg Nicholls**  
0478 131 807

# AUCTION



## 1 Orange Grove Circuit **Dernancourt**

3 1 2

### 80's Charm With Modern Convenience

Nestled within the tightly held Orange Grove Circuit, this smartly designed home seamlessly blends modern aesthetics with timeless charm, offering an exciting opportunity for families seeking both style and functionality, savvy investors looking to utilise the current home and the potential for a Granny flat for added income (STPC), or developers wishing to take advantage of the fantastic area and develop new dwellings (STPC).

Stepping through this home from its 1980s origins, this

home now boasts a bright and contemporary ambiance, inviting you to indulge in a lifestyle of modern comfort.

With two distinct living areas, this home offers versatility for the modern family. The open-plan kitchen, effortlessly flows into the adjacent meals area, fostering moments of togetherness and culinary delight. For more casual occasions, retreat to the step-down lounge, where warmth and intimacy converge to create the perfect setting for the Friday night board game sessions!

### Auction

Saturday 11th May at 12.30pm

### Agent



**Luke Mitchell**

0411 703 055

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



**Doris He**

0423 707 585

[doris.he@ljhadelaidemetro.com.au](mailto:doris.he@ljhadelaidemetro.com.au)

**AUCTION**



30 Pelsaert Avenue **Fairview Park**

3 1 1

### Tranquil Family Haven

This charming 3-bedroom home nestled on a corner block offers a perfect blend of comfort and convenience. Inside, you'll find three cosy bedrooms, each boasting built-in robes for ample storage and organisation, ensuring everyone in the family has their own retreat. The heart of the home lies in the open-plan kitchen dining area, where delicious meals are prepared and cherished memories are made. This versatile space offers

flexibility for family gatherings and entertaining.

Step into the spacious lounge, featuring a combustion heater that radiates warmth and invites relaxation. Well-constructed with double brick, this home ensures durability and excellent insulation, providing comfort year-round. Outside, the rear entertaining area beckons, offering a private oasis for summer barbecues, alfresco dining, or simply lounging in the sunshine.

### Auction

Saturday 11th May at 2:00pm

### 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)

# AUCTION



## 8/14 Talinga Avenue **Kilburn**

3  2  2 

### Reserve-Fronted, Low-Maintenance Home Minutes From CBD

Conveniently located this home provides a harmonious blend of privacy and accessibility while offering the serenity of a retreat while remaining near essential facilities. This home would be perfect for first time homebuyers or professional couples, young families, as well as savvy investors.

This home was designed with the modern family in mind. Complimented by 2 separate living areas, 3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to

the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs while downstairs features a powder room for added convenience whilst entertaining guests.

The open plan kitchen overlooks the family meals and living area complimented by ample natural light, evenings with the family or entertaining guests will be a space filled with joy & laughter with the added convenience of sliding doors to the outdoor entertaining area.

### Auction

Saturday 11th May at 3:30pm

### Agent



**Luke Mitchell**

0411 703 055

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



**Salam Dawood**

0478 360 155

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



## Lot 73 Graves Street **Newton**

✕ 12,500m<sup>2</sup>

### Newton's Last Frontier For Development

This strategically positioned land boasts an enviable access via Polvere Avenue for an infill development site, prominently situated in the highly sought-after inner north-eastern suburbs of Adelaide.

Spanning approximately 12,500 square metres of vacant land with General Neighborhood Zoning, the property is conveniently located just 10 kilometres north-east of the Adelaide CBD.

Surrounded predominantly by residential accommodation, including detached and semi-detached dwellings, the property enjoys proximity to essential amenities. The Newton Shopping Centre is a mere 1 kilometre away. Additionally, a diverse range of community and recreational facilities are within easy reach.

Benefiting from favorable planning policies, the size and prime location of this land presents prospective buyers with a compelling opportunity for a comprehensive redevelopment project.

#### Sale

Contact Agent

#### Agent



**Claude Buccella**  
0419 394 110



**George De Vizio**  
0412 392 158



**Luke Mitchell**  
0411 703 055

**AUCTION**



## 4 Savas Road **Rostrevor**

3 1 2

### Superb Home with Endless Potential in a Sought-After Location!

Built in 1972 in the picturesque suburb of Rostrevor, this 3-bedroom family home offers the perfect canvas for your housing aspirations, whether you're looking to move in and enjoy its current charm, embark on a renovation journey, or even explore the possibilities of a complete rebuild or subdivision.

With a 17.37m frontage and approximately 623sqm of land, this residence boasts ample space and potential. Step inside to discover three spacious bedrooms,

ideal for comfortable living. The double-brick construction ensures enduring quality and stability.

Natural light floods the front lounge room, main bedroom and dining area, creating bright and inviting spaces to relax and entertain. Additionally, a second kitchen and living area in the converted garage offer versatility, perfect for accommodating extended family or creating a home business like a hair or beauty salon.

#### Auction

Saturday 25th May at 1.00pm

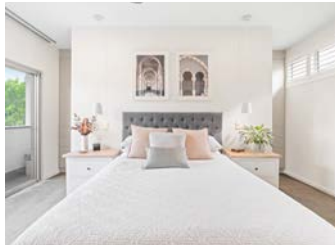
#### Agent






**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158



## 5/5 River Street **Marden**

3  2  2 

### Envious Low Maintenance Executive Living

The location is a dream come true for those in search of true work/life balance. Wind down after a busy day with a walk through Linear Park, take the bicycle, car or bus for an easy ride to the Adelaide CBD, grab your weekly fresh food from the Marden Markets or enjoy the shopping delights of Walkerville Terrace.

Be quick to view this immaculate home in such a prestigious and convenient location!

Features you'll love:

- An abundance of natural light enhanced by a courtyard and skylights
- Ducted reverse cycle air-conditioning with ceiling fans for year round comfort
- Versatile floorplan with three living areas and multiple entertaining zones
- Two luxe bathrooms with dual sinks, porcelain tiles, twin shower sets and recessed walls.

### Best Offer By

Tuesday 21st May at 12:00pm

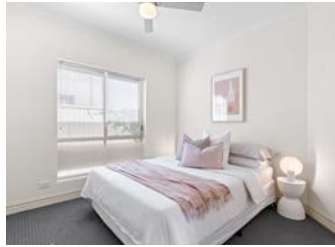
### Agent



**Greg Nicholls**

0478 131 807

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



## 3 / 72-74 Bridge Street **Kensington**

2  1  1 

### “The Briars”

Privately located at the rear of this beautifully maintained group is this extremely desirable courtyard home, offering a secure lock-up and leave lifestyle with entry to the group via automated gates and video intercom.

Comprising of 2 bedrooms, the master with walk-in robes and a feature central courtyard. The neutral kitchen with Bosch dishwasher overlooks the spacious open plan living and dining area which opens out to the north facing paved rear courtyard.

Features Include:

- Remote controlled single garage
- Split system
- Ceiling fans
- Second wc
- Floorboards in living area

### Best Offer By

Saturday 18th May at 12:30pm

### Agent



**Marie Brus**  
0418 844 502






**Sam Derbali**  
0450 033 056





1 / 204 Gorge Road **Newton**

3  2  2 

### Modern Living Opposite Thorndon Park

Welcome to contemporary living at its finest! Positioned opposite the picturesque Thorndon Park Reserve, this townhouse offers the perfect blend of modern comfort and convenience.

Beyond the front door you are welcomed home to a sanctuary of contemporary comfort, where every detail has been crafted to elevate your lifestyle.

Downstairs, the convenience of daily life is made easy with a double garage featuring

internal access, ensuring you arrive home with ease, rain or shine. High ceilings and natural light flow through the open plan kitchen, meals and living area leading out to your private alfresco.

A quick hop, skip and jump across the road awaits the ever popular Thorndon Park Reserve. Tranquil walking trails, lush greenery, multiple playgrounds & BBQ facilities are abundant making the perfect "backyard" for the whole family.

### Best Offer By

Tuesday 21st May at 12:30pm

### Agent



**Luke Mitchell**  
0411 703 055



**Doris He**  
0423 707 585



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Adelaide Metro  
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 **LJ Hooker**  
Commercial  
Adelaide



### Adelaide

3209/32-38 Grote Street

3 2 1

Elevate Your Lifestyle with these Lush Apartments at Victoria Tower Adelaide

For Sale

\$1,320,000



**Michele Alexandrou**  
0411 226 600



### Beltana

1 Fourth Street

2,360m<sup>2</sup>

A belter in Beltana

For Sale

\$180,000-\$200,000



**Troy Tyndall**  
0401 661 997



### Campbelltown

24 Chapel Street

4 3 2

Coming July 2024 approx

For Sale

Contact Agent



**Greg Nicholls**  
0478 131 807



### Croydon Park

11a Charron Road

300m<sup>2</sup>

Build your Dream Home!

For Sale

\$460,000



**Michele Alexandrou**  
0411 226 600



**AUCTION**

### Dernancourt

1 Orange Grove Circuit

3 1 2

80's Charm With Modern Convenience

Auction

Saturday 11th May at 12:30pm



**Luke Mitchell**  
0411 703 055



**Doris He**  
0423 707 585



**AUCTION**

### Fairview Park

30 Pelsaert Avenue

3 1 1

Tranquil Family Haven

Auction

Saturday 11th May at 2:00pm



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158

## AUCTION



### Felixstow

3A Cardigan Avenue

Peaceful Living with Convenience at Your Doorstep

**Auction**

Thursday 16th May at 5:00pm

4 2 4



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158



### Hectorville

132A Montacute Road

Discover a lifestyle enriched by natural beauty and unbeatable convenience

**For Sale**

\$680,000

809m<sup>2</sup>



**Doris He**  
0423 707 585



### Hope Valley

33 Reservoir Road

Land yourself here!

**For Sale**

Contact Agent

698m<sup>2</sup>



**Luke Mitchell**  
0411 703 055

## AUCTION



### Kensington

3 / 72-74 Bridge Street

"The Briars"

**Auction**

Saturday 18th May at 12:30pm

2 1 1



**Marie Brus**  
0418 844 502



**Sam Derbali**  
0450 033 056

## AUCTION



### Kilburn

8 / 14 Talinga Avenue

Contemporary Living With Reserve Frontage

**Auction**

Saturday 11th May at 3:30pm

3 2 2



**Luke Mitchell**  
0411 703 055



**Salam Dawood**  
0478 360 155



### Marden

5 / 5 River Street

Exciting Opportunity in Superb Location

**Best Offer By**

Tuesday 21st May at 12:00pm

3 2 2



**Greg Nicholls**  
0478 131 807



### Newton

1 / 204 Gorge Road

Modern Living Opposite  
Thorndon Park

#### Best Offer By

Tuesday 24th May at 12.30pm



**Luke Mitchell**  
0411 703 055



**Doris He**  
0423 707 585

3 2 2



### Newton

Lot 73 Graves Street

Newton's Last Frontier for  
Development

#### For Sale

Contact Agent



**Claude Buccella**  
0419 394 110



**George De Vizio**  
0412 392 158



**Luke Mitchell**  
0411 703 055



## SOLD AT AUCTION

### Norwood

55 Elizabeth Street

C1910 Symmetrical Cottage  
charm on prized 464sqm  
(Approx)

#### Auction

Saturday 4th May at 12.30pm



**Michele Alexandrou**  
0411 226 600



**Luke Mitchell**  
0411 703 055

3 1



### Norwood

204/256 The Parade

Perfectly Positioned on the  
Parade

#### For Sale

\$595,000 - \$625,000



**Troy Tyndall**  
0401 661 997

1 1 1



### Paradise

2/3 Belperio Court

Charming Modern Bliss.  
Exclusively for the over 55's

#### For Sale

Contact Agent



**Greg Nicholls**  
0478 131 807

3 2 1



### Paradise

4 Creekview Road

A beautiful feature-packed  
home awaits in this peaceful  
locale!

#### For Sale

Contact Agent



**Greg Nicholls**  
0478 131 807

348m<sup>2</sup>



**Parkside**  
1D Birks Street

4 3 2

Living in the heart of Parkside

For Sale

Contact Agent



**Michele Alexandrou**  
0411 226 600



**AUCTION**  
Payneham  
4 / 81 Avenue Road

2 1 1

Pretty in Payneham

Auction

Saturday 25th May at 11:30am



**Greg Nicholls**  
0478 131 807



**AUCTION**

**Queenstown**  
63 Old Port Road

3 1 2

What an Opportunity!

Auction

Saturday 18th May at 11:00am



**Luke Mitchell**  
0411 703 055



**Kay Morris**  
0411 181 249



**AUCTION**

**Rostrevor**  
4 Savas Road

3 1 2

Superb Home with Endless Potential in a Sought-After Location!

Auction

Saturday 25th May at 1:00pm



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158



**Sellicks Hill**  
3737 Main South Road

3 1 10ha

Award Winning Vineyard with sensational views

For Sale

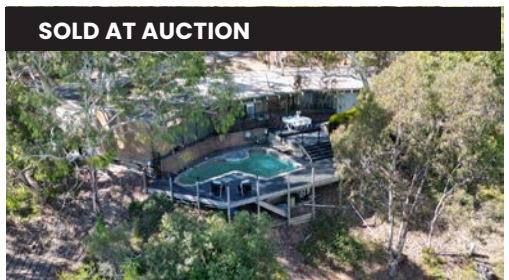
Contact Agent



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



**SOLD AT AUCTION**

**Teringie**  
14 Teringie Drive

3 1 2

Enjoy the peace and serenity of foot hills living with the convenience of city comforts.

Auction

Saturday 4th May at 11:00am



**Sam Derbali**  
0450 033 056



**Marie Brus**  
0418 844 052


When you  
know it's time  
to explore  
**Australia**

We can help with your  
**Property Management** needs

**Call us now!**

**Kirsty Clark** 0422 005 721

Lease your home with LJ Hooker  
and earn 10,000 Qantas Points

FREQUENT  
FLYER 

|  LJ Hooker

## 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 / 5a Catherine Street <b>College Park</b>	 2  1  1 Available Now	<b>Rent</b> \$510/wk <b>Bond</b> \$2,040	<b>Jiawen Gao</b> 0422 571 024
3 / 20 Ethel Street <b>Forestville</b>	 1  1  1 Available Now	<b>Rent</b> \$380/wk <b>Bond</b> \$1,520	<b>Jessica Dimasi</b> 0413 041 287
3 / 1 West Street <b>Hindmarsh</b>	 2  1  1 Available Now	<b>Rent</b> \$500/wk <b>Bond</b> \$2,000	<b>Jiawen Gao</b> 0422 571 024
158 Lyons Road <b>Holden Hill</b>	 4  1  2 Available Now	<b>Rent</b> \$520/wk <b>Bond</b> \$2,080	<b>Keith Brown</b> 0402 353 240
19 Whitbread Avenue <b>Klemzig</b>	 3  2  2 Available Now	<b>Rent</b> \$700/wk <b>Bond</b> \$2,800	<b>Jenny D'Angelo</b> 0447 347 284
4 Ellis Street <b>Magill</b>	 3  1  4 Available 24th May	<b>Rent</b> \$650/wk <b>Bond</b> \$2,600	<b>Matthew Panozzo</b> 0405 224 369



# Available Rentals

176 Sanctuary Drive <b>Mawson Lakes</b>	 3  2  2 Available Now	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Tri Nguyen</b> 0423 686 219
10 / 19 Alexander Avenue <b>Modbury North</b>	 3  1  1 Available 24th May	<b>Rent</b> \$520/wk <b>Bond</b> \$2,080	<b>Jessica Dimasi</b> 0413 041 287
2 / 49 Graves Street <b>Newton</b>	 2  1  1 Available Now	<b>Rent</b> \$580/wk <b>Bond</b> \$2,320	<b>Amanda Walasek</b> 0431 017 416
213B Montacute Road <b>Newton</b>	 3  1  1 Available Now	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Keith Brown</b> 0402 353 240
4 Camilla Avenue <b>Osborne</b>	 2  1  4 Available 3rd May	<b>Rent</b> \$470/wk <b>Bond</b> \$1,880	<b>Tri Nguyen</b> 0423 686 219

# Form R3

## **Buyers information notice**

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*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**

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- 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 preventative 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**

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- 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)

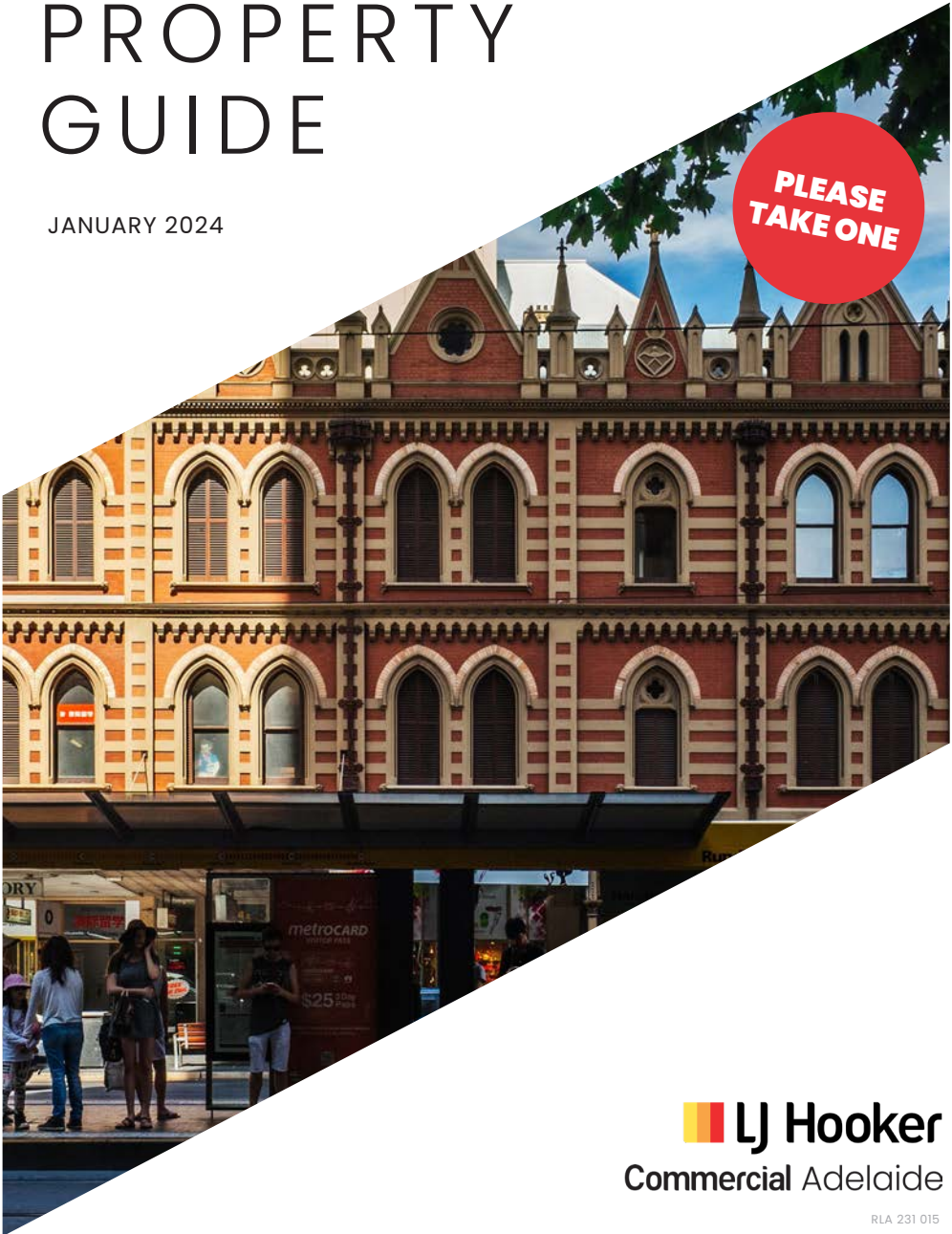
Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.



# COMMERCIAL PROPERTY GUIDE

JANUARY 2024

**PLEASE  
TAKE ONE**



 **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 is one of Australia's largest and most successful real estate networks. With 25 Commercial Specialist offices and 733 independent franchise offices throughout Australia, New Zealand, Indonesia, Papua New Guinea and Hong Kong, we provide customers with the highest level of customer service and market expertise

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



**STAN TETTIS**  
Sales and Leasing  
Manager



**CHARLES PARLETTA**  
Sales and Leasing  
Manager



**KOFI ADIH**  
Sales and Leasing



**FENDI KLEMENTOU**  
Sales and Leasing  
Executive



**MARK TETTIS**  
Sales and Leasing



**ANDREW FORTE**  
Property Manager



**DANIELA VEITCH**  
Property Manager



**MICHAEL VAUGHAN**  
Property Manager



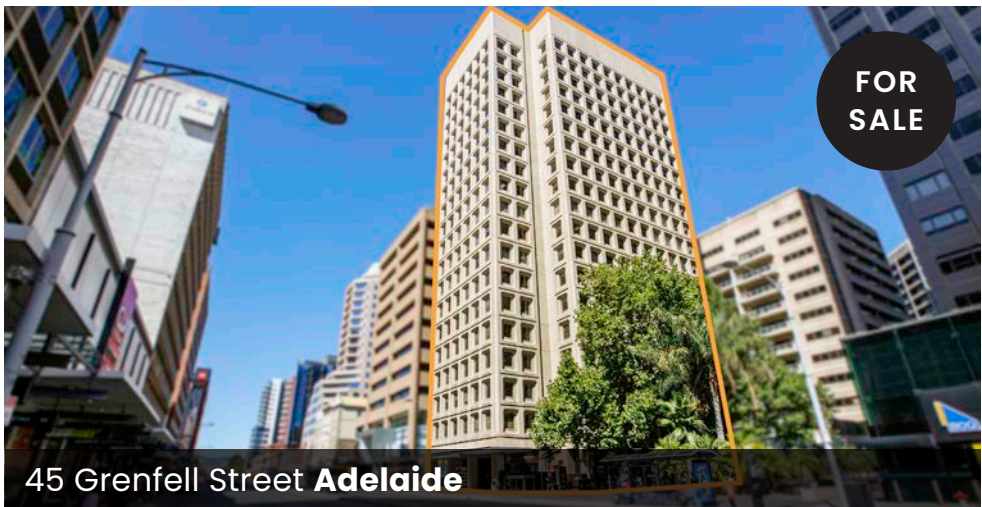
**VANESSA KALUKATZAROS**  
Business Systems  
Operator



**MICHELINA DE MEO**  
Administration



**LAUREN DETULLIO**  
Administration



## 45 Grenfell Street **Adelaide**

**Unrivalled Location, Unprecedented Potential**

**For Sale**

Contact Agent

**Build Area**

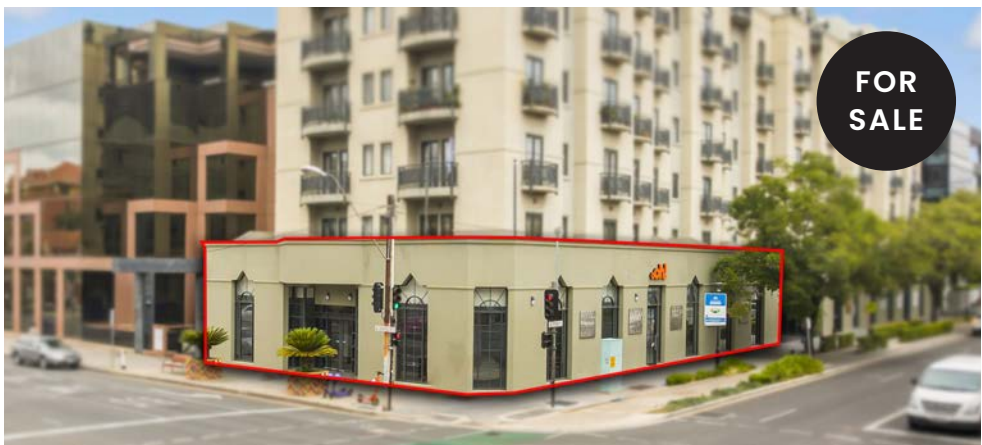
12,771 sqm



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



## Lots 1/187 Grenfell Street **Adelaide**

**East End Leased Investment**

**For Sale**

Contact Agent

**Build Area**

462 sqm



**Mark Tettis**  
0433 139 892



**Charles Parletta**  
0412 825 186





## 164 Port Road **Alberton**

### Substantial Island Site along Port Road

**For Sale**

Contact Agent

**Build Area**

493 sqm



**Mark Tettis**

0433 139 892



**Fendi Klementou**

0426 258 030



## 205 Glen Osmond Road **Frewville**

### Lucrative Commercial Investment Opportunity in Frewville

**For Sale**

Contact Agent

**Build Area**

412 sqm



**Mario Bonomi**

0412 080 993



**Fendi Klementou**

0426 258 030



42 Melbourne Street **North Adelaide**

**Landmark Investment Opportunity with Re-Development Potential**

<b>Auction</b>	Contact Agent
<b>Build Area</b>	423 sqm



**Mario Bonomi**  
0412 080 993



3737 Main South Road **Sellicks Hill**

**Versatile Main Road Investment With Development Upside**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	10.08 ha



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993

Disclaimer: all build and land areas are approximate



**FOR SALE**

**55 Oaklands Road Somerton Park**

**Versatile Main Road Investment With Development Upside**

**For Sale**                      Contact Agent  

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**Land Area**                      2,304 sqm  

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**Mark Tettis**  
0433 139 892



**Stan Tettis**  
0409 286 820



**FOR SALE**

**583 Marion Road South Plympton**

**Lucrative Marion Road Investment**

**For Sale**                      Contact Agent  

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**Land Area**                      710 sqm  

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**Fendi Klementou**  
0426 258 030



**Mario Bonomi**  
0412 080 993

Disclaimer: all build and land areas are approximate



# Recent Sales



## Newton

77 Graves Street

Land area: 1,703 sqm



## Kensington Gardens

361 Kensington Road

Land area: 2,774 sqm

Build area: 671 sqm



## Dry Creek

13 Magazine Road, Lot 76&77 Pratt Street

Land area: 547 sqm

# For Lease





### 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



### Adelaide

Level 2 & 11/81 Flinders Street

A-Grade CBD Building with Flexible Office Space

<b>Build Area</b>	<b>Lease Price</b>
399-420 sqm	\$475 gross p/sqm

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



### Adelaide

45 Grenfell Street

3 Floors Each of 697sqm\* Available

<b>Build Area</b>	<b>Lease Price</b>
697 sqm (per floor)	\$290 p/sqm

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



### Adelaide

G52/45 Grenfell Street

CBD Cafe/Retail Opportunity

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

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Adelaide

Ground Floor/103-105 Waymouth St

High Profile Corner Opportunity

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

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



### Adelaide

58-60 Gawler Place

Landmark Character Leasing Opportunity in the Heart of Adelaide CBD

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

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

**Justin Li**  
0422 221 162



### Adelaide

Unit 27, Level 4/55 Gawler Place

Quality Office/Consultancy Space

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

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

**Mark Tettis**  
0433 139 892



### Adelaide

147-149 Waymouth Street

Adaptable Leasing Opportunity

<b>Build Area</b>	<b>Lease Price</b>
1000 sqm	Contact Agent

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

**Stan Tettis**  
0409 286 820



### Adelaide

228-230 North Terrace

Walk-through Retail Opportunity

<b>Build Area</b>	<b>Lease Price</b>
20-292 sqm	Contact Agent

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

**Rino Pancione**  
0417 822 987



### Adelaide

Lot 1/187 Grenfell Street

Convenient East End Location

Build Area	Lease Price
184 sqm	Contact Agent

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

**Charles Parletta**  
0412 825 186



### 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



### Bowden

5 Fourth Street

RARE BOWDEN GEM ON THE PARK

Build Area	Lease Price
114 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030



### Camden Park

'THE COTTAGE', 9-11 Carlisle Street

FULLY EQUIPPED, SHARED SPACE FOR LEASE

Build Area	Lease Price
85.90 sqm	\$35,000 Gross pa + GST

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Camden Park

'RAINBOW ROOM', 9-11 Carlisle Street

FULLY EQUIPPED, SHARED SPACE FOR LEASE

Build Area	Lease Price
122.2 sqm	\$47,750 Gross pa + GST

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### Edwardstown

56-58 'California Court' Daws Road

Leasing Opportunity in High Exposure Centre

Build Area	Lease Price
50 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030

**Mario Bonomi**  
0412 080 993



### 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



### Green Fields

47 George Street

Exciting New Development "REGISTER NOW"

Build Area	Lease Price
400-1,265 sqm	\$155p/sqm + Outs + GST

**Contact** **Stan Tettis**  
0409 286 820

**Mario Bonomi**  
0412 080 993



### Hackham

Hackham Plaza Shopping Centre

Last Remaining Tenancy

Build Area	Lease Price
75 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030



### Kent Town

8/27 College Road

City Fringe Office

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

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



### Kilburn

Shed 1, 14/555 Churchill Road

Affordable Industrial Unit

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

**Contact** **Stan Tettis**  
0409 286 820



### Kilburn

20/543 Churchill Road

Affordable Retail Shop

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

**Contact** **Stan Tettis**  
0409 286 820



### Mawson Lakes

4/18-20 Main Street

VERSATILE SPACE ALONG MAIN STREET,  
MAWSON LAKES

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

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



### Melrose Park

90C & 90D Winston Avenue

Leasing Opportunity in Local  
Shopping Strip

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

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



### Newton

73a Graves Street

Prime Location - Premium  
Warehouse/Offices

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

**Contact** **Claude Buccella**  
0419 394 110  
**Rino Pancione**  
0417 822 987



### Norwood

136 The Parade

Choice of Two Office Suites on The Parade

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

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



### Norwood

61 Kensington Road

Eastern City Fringe Accommodation

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

**Contact** **Fendi Klementou**  
0426 258 030  
**Stan Tettis**  
0409 286 820



### Norwood

4/92-94 The Parade

Large First Floor Office in a Prime Location

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

**Contact** **Mark Tettis**  
0433 139 892  
**Rino Pancione**  
0417 822 987





### 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



### Pooraka

59 Langford Street

High Clearance Warehouse

Build Area	Lease Price
691 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



### Rose Park

Suite 11/154 Fullarton Road

First Floor City Fringe Office

Build Area	Lease Price
189 sqm	Contact Agent

Contact **Rino Pancione**  
0417 822 987

**Mark Tettis**  
0433 139 892



### Salisbury East

1/76 Daphne Road

Office/Consulting Suite for Lease

Build Area	Lease Price
117 sqm	Contact Agent

Contact **Harry Pantzikas**  
0401 818 436

**Rino Pancione**  
0417 822 987



### Salisbury South

6 Petland Road

Prime Launchpad for Aspiring Entrepreneur

Build Area	Lease Price
20 sqm	Contact Agent

Contact **Stan Tettis**  
0409 286 820



### 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



### Unley

76 Unley Road

Prime Corner Unley Road Office

Build Area	Lease Price
180 sqm	Contact Agent

Contact **Mario Bonomi**  
0412 080 993

**Fendi Klementou**  
0426 258 030



### Unley

238 Unley Road

High Exposure Retail on Unley Road

Build Area	Lease Price
105 sqm	Contact Agent

Contact **Fendi Klementou**  
0426 258 030



# Recent Leases



**Norwood**  
56 Fullarton Road

Build area: 170 sqm



**Mallala**  
2A Adelaide Road

Build area: 230 sqm



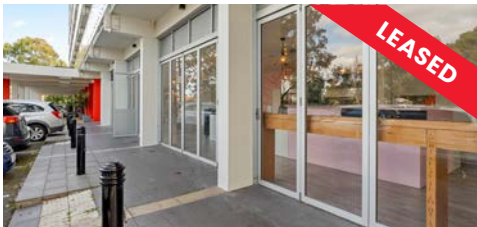
**Campbelltown**  
Shop 5B/637B Lower North East Road

Build area: 190.3 sqm



**Mawson Lakes**  
Suite 1/2-4 Hurtle Square

Build area: 96 sqm



**Walkerville**  
Part Ground Floor/33 Warwick Street

Build area: 145 sqm



**Kilburn**  
Shed 2, 14/555 Churchill Road

Land area: 214 sqm



**Norwood**  
57 Kensington Road

Build area: 98 sqm



**Newton**  
40 Stradbroke Road

Land area: 1,654 sqm  
Build area: 813 sqm

Disclaimer: all build and land areas are approximate



# Connect with us

## **LJ HOOKER COMMERCIAL ADELAIDE**

Ground Floor, 81 Flinders Street,

Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

[adelaide.ljhcommercial.com.au](http://adelaide.ljhcommercial.com.au)

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