

# PROPERTY GUIDE

Edition 15.03.24



 **LJ Hooker**  
Adelaide Metro

inc Adelaide City | St Peters | Walkerville | Glynde

RLA 61345 | RLA 282965 | RLA 231015

# 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](http://stpeters.ljhooker.com.au)  
RLA 61345

## Adelaide City Office

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

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



# Open Inspections

## Saturday 16<sup>th</sup> March

25 William Street, Prospect	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am to 11:30am
18 Braeside Avenue, Holden Hill	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	11:00am to 11:30am
2 / 171 Gorge Road, Paradise	Greg Nicholls 0478 131 807		11:30am to 12:00pm
11 Wilpena Avenue, Klemzig	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	12:00pm to 12:30pm
9 Chatsworth Grove, Toorak Gardens	Marie Brus 0418 844 502	Mark Brus 0408 389 544	12:15pm to 12:45pm
33 Reservoir Road, Hope Valley	Luke Mitchell 0411 703 055		2:00pm to 2:30pm

## Sunday 17<sup>th</sup> March

25 William Street, Prospect	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am to 11:30am
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## Wednesday 20<sup>th</sup> March

25 William Street, Prospect	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am to 11:30am
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# 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

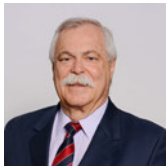
**Claude Buccella**  
Director  
0419 394 110



# 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



**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



**Luke Mitchell**  
Sales Consultant  
0411 703 055



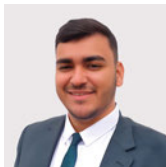
**Marie Brus**  
Sales Consultant  
0418 844 502



**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



11 Wilpena Avenue **Klemzig**

3 1 1

## Versatile 3-Bedroom Home: Perfect for All

Introducing this 3-bedroom home boasting a versatile floor plan that adapts to your lifestyle needs effortlessly. Whether you prefer to live in its current state or embark on a renovation journey to tailor it to your liking, this property offers endless possibilities.

Nestled on a 410sqm block, this detached home on a low-maintenance allotment ensures more time for enjoying life and less time on upkeep, ideal for busy individuals and families alike.

Step inside to discover a welcoming ambiance highlighted by a raked ceiling, enhancing the sense of space and airiness throughout. The open-plan kitchen/living and dining area serves as the heart of the home, fostering seamless interaction and connectivity.

For those who appreciate formal entertaining, a designated formal dining and formal lounge area at the front of the home offer a sophisticated setting for special occasions.

**Auction** \$760,000

Saturday 16th March at 12.30pm

### 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



## 25 William Street **Prospect**

3 1

### 1920s Retro Bungalow on Large Allotment

Retro infused and character laden brick bungalow in popular city fringe suburb. Located minutes to North Adelaide and the heart of the cosmopolitan vibe of Prospect Road.

Spoilt for choice with a huge eclectic mix of eateries and cafes and entertainment and retail shopping options.

An adaptable floorplan offers 3 double bedrooms, all with ceiling fans. The central lounge room with enormous dome ceiling and fireplace has an adjacent study/formal dining

room leading through to the retro eat-in pot belly warmed kitchen with French doors opening out to the paved outdoor entertaining area. Polished floorboards and ornate ceilings feature throughout with a heritage style bathroom in keeping with the era of the home.

Overlooked by the kitchen is the north facing light filled family room which enjoys a rear garden outlook to the huge family friendly yard with large storage shed.

### Auction

Saturday 23rd March at 11.00am

### Agent



**Marie Brus**

0418 844 502

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

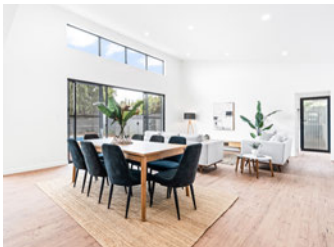


**Sam Derbali**

0450 033 056

[sam.derbali@ljhadelaidemetro.com.au](mailto:sam.derbali@ljhadelaidemetro.com.au)





## 9 Chatsworth Grove **Toorak Gardens**

5 3 4

### Timeless Bungalow with Designer Additions

A stylish transformation has seen this 1920s bungalow superbly restored and extended to create an exceptional family home, retaining its grace and charm whilst enjoying a modern infusion for today's contemporary living. No expense has been spared in this newly completed renovation. Perfectly positioned on an expansive 864sqm allotment and proudly nestled in undoubtedly one of Adelaide's most highly sought after premier destinations, amongst other prestigious properties.

Step inside to the wide entry hall and you will instantly appreciate the elegant charm, ceiling heights and character features this bungalow beholds. To the front of the home is the formal lounge with fireplace and the indulgent master suite with decorative glazed brick fireplace, abundance of joinery and plush carpet. The walk-in robe/dressing room provides access through to the luxe ensuite. Bedrooms 2,3 and 4 are well proportioned and share the central family bathroom.

#### For Sale

\$2,950,000

#### Agent



**Marie Brus**

0418 844 502

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



**Mark Brus**

0408 389 544

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





3737 Main South Road **Sellicks Hill**

3 1 10.08ha

### Award Winning Vineyard with sensational views

An exciting opportunity to secure your very own piece of McLaren Vale wine region. Prominently located on Main South Road, this vineyard deserves its front and center position. Known as Sellicks Hill Wines, the property boasts an impressive plantation of predominantly Shiraz Grapes, with award winning status, and a small portion of Grenache.

In addition to the plantation, the property offers a charming cellar door with decking and outdoor entertaining areas equipped with wood oven. Along with the current configuration, there is

further potential to develop the site (STCC) and capitalise on the stunning ocean and mountains views.

Features of the property Include:

- Total land area of 10.08 hectares
- Cellar door or 2/3 bedroom home
- Currently licensed for 60 people
- Winery Shed
- Machinery shed
- 3-phase power
- Fully equipped bore
- Water License of 15.8ML
- 50 tonne winery approval
- Award winning wines

### For Sale

Contact Agent

### Agent



**Mark Tettis**  
0433 139 892

[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)



**Mario Bonomi**  
0412 080 993

[mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)



### Adelaide

3209/32-38 Grote Street

Elevate Your Lifestyle with these Lavish Apartments at Victoria Tower Adelaide

For Sale

\$1,320,000

3 2 1



**Michele Alexandrou**  
0411 226 600



JUST SOLD

### Athelstone

28B Ryan Avenue

Serene Family Haven is an Architectural Masterpiece

For Sale

Contact Agent

4 2 1



**Doris He**  
0423 707 585



**Justin Li**  
0422 221 162



Under Contract

### Beulah Park

1B Thornbury Street

LAND yourself here!

For Sale

Contact Agent

362m²



**Troy Tyndall**  
0401 661 997



**Luke Mitchell**  
0411 703 055



### Beltana

1 Fourth Street

A belter in Beltana

For Sale

\$180,000-\$200,000

2,360m²



**Troy Tyndall**  
0401 661 997



### Campbelltown

24 Chapel Street

Coming July 2024 approx

For Sale

Contact Agent

4 3 2



**Greg Nicholls**  
0478 131 807



### Croydon Park

11a Charron Road

Build your Dream Home!

For Sale

\$490,000

300m²



**Michele Alexandrou**  
0411 226 600



## JUST SOLD



### Glenside

21 Cedar Crescent

Stylish Low Maintenance Living in Cosmopolitan Location

**Sold**

Contact Agent

3 1 2



**Marie Brus**  
0418 844 502



**Luke Mitchell**  
0411 703 055

## SOLD AT AUCTION



### Glenunga

9/122 L'Estrange Street

Charming Glenunga Treasure

**Auction**

Sat 2nd March at 11.30am

2 1 1



**Doris He**  
0423 707 585



**Justin Li**  
0422 221 162



### Holden Hill

1B Braeside Avenue

Modern Living Steps from Hope Valley Reservoir

**For Sale**

\$750,000 - \$790,000

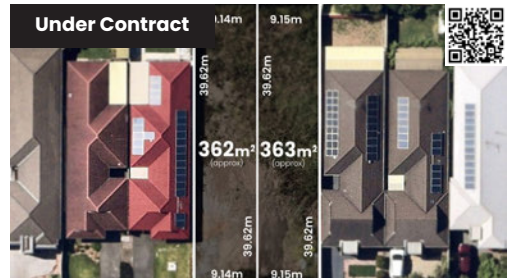
3 2 2



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417



### Holden Hill

11 & 11a The Driveway

Weeks Home & Land Package

**For Sale**

\$399,000 - \$405,000

362-363m2



**Michele Alexandrou**  
0411 226 600



**Luke Mitchell**  
0411 703 055



### Hope Valley

33 Reservoir Road

Land yourself here!

**For Sale**

Contact Agent

698m<sup>2</sup>



**Luke Mitchell**  
0411 703 055



### Kent Town

58/8 Rundle Street

Chic Urban Oasis: Steps Away from Adelaide CBD and Trendy Norwood Parade

**For Sale**

\$650,000

2 1 1



**Greg Nicholls**  
0478 131 807



## AUCTION



### Klemzig

11 Wilpena Avenue

Versatile 3-Bedroom Home:  
Perfect for All

**Auction** | \$760,000

Saturday 16th March at 12:30pm

3 1 1



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158

## Under Contract



### Modbury North

10/19 Alexander Avenue

Low maintenance  
3-bedroom homette

**For Sale**

\$480,000 - \$495,000

3 1 1



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417

## Under Contract



### Osborne

4 Camilla Avenue

The Choice Is Yours!

**For Sale**

\$660,000 - \$680,000

2 1 4



**Luke Mitchell**  
0417 703 055

## Under Contract



### Paradise

15/3 Belperio Court

Modern, Low Maintenance Living.  
Exclusively for the over 55's

**For Sale**

Contact Agent

3 2 1



**Greg Nicholls**  
0478 131 807



### Paradise

4 Creekview Road

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

**For Sale**

Contact Agent

348m2



**Greg Nicholls**  
0478 131 807



### Paradise

2/171 Gorge Road

Exquisite Retreat for Discerning  
Over 55's

**For Sale**

Contact Agent

2 1 1



**Greg Nicholls**  
0478 131 807



### Parkside

1D Birks Street

Living in the heart of Parkside

4 3 2

**For Sale**

Contact Agent



**Michele Alexandrou**  
0411 226 600



### Prospect

25 William Street

1920s Retro Bungalow on Large Allotment

3 1

**Auction**

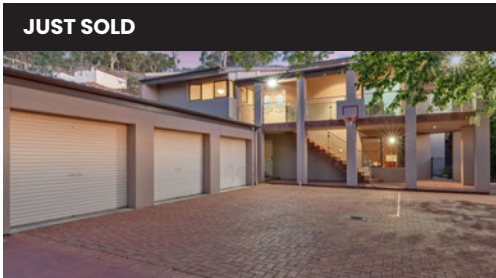
Saturday 23rd March at 11.00am



**Marie Brus**  
0418 844 502



**Sam Derbali**  
0450 033 056



### JUST SOLD

### Rostrevor

5 Heyes Court

Grand Home with Million Dollar Views

6 4 3

**For Sale**

Contact Agent



**Justin Li**  
0422 221 162



**George De Vizio**  
0412 392 158



### Sellicks Hill

3737 Main South Road

Award Winning Vineyard with sensational views

3 1 10ha

**For Sale**

Contact Agent



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



### Toorak Gardens

9 Chatsworth Grove

Timeless Bungalow with Designer Additions

5 3 4

**For Sale**

\$2,785,000 - \$2,995,000



**Marie Brus**  
0418 844 502



**Mark Brus**  
0408 389 544



### SOLD AT AUCTION

### Valley View

11 Jordan Street

Tranquil Family Living

4 2 1

**Auction** | \$690,000

Saturday 9th March at 12:30pm



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158

# 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

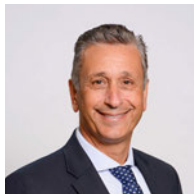
Lease your home with LJ Hooker  
and earn 10,000 Qantas Points

FREQUENT  
FLYER



|  **LJ Hooker**

## Property Management Team



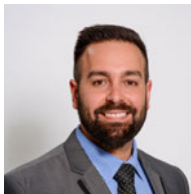
**Claude Buccella**

Director  
0419 394 110



**Kirsty Clark**

Business Development Manager  
0422 005 721



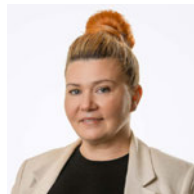
**Matthew Panozzo**

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



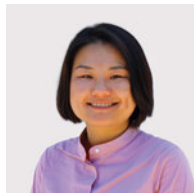
**Jenny D'Angelo**

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




















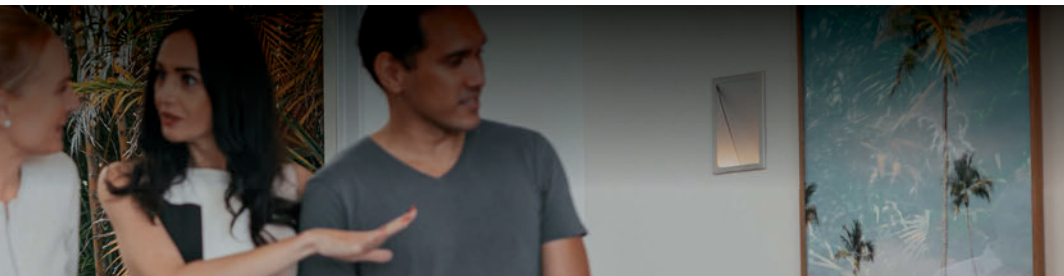
**Tri Nguyen**

Property Investment Manager  
0423 686 219



# Available Rentals

59 / 255 Hindley Street <b>Adelaide</b>	 1  1  1 Available 18 Mar	<b>Rent</b> <b>Bond</b>	\$470/wk \$1,880	<b>Tri Nguyen</b> 0423 686 219
4a Richardson Lane <b>Adelaide</b>	 2  1  2 Available Now	<b>Rent</b> <b>Bond</b>	\$620/wk \$2,480	<b>Tri Nguyen</b> 0423 686 219
2b Erin Place <b>Athelstone</b>	 2  1  1 Available Now	<b>Rent</b> <b>Bond</b>	\$520/wk \$2,080	<b>Tri Nguyen</b> 0423 686 219
2 Medlow Road <b>Blakeview</b>	 3  2  2 Available Now	<b>Rent</b> <b>Bond</b>	\$650/wk \$2,600	<b>Jessica Dimasi</b> 0413 041 287
5/2 Botanic Grove <b>Campbelltown</b>	 3  1  1 Available Now	<b>Rent</b> <b>Bond</b>	\$540/wk \$2,160	<b>Jessica Dimasi</b> 0413 041 287
28/47 Jarvis Road <b>Elizabeth Vale</b>	 2  1  1 Available Now	<b>Rent</b> <b>Bond</b>	\$350/wk \$1,400	<b>Amanda Walasek</b> 0431 017 416
15 / 1 Cameron Avenue <b>Gilles Plains</b>	 1  1 Available Now	<b>Rent</b> <b>Bond</b>	\$230/wk \$920	<b>Jackson Dodwell</b> 0434 079 463
21 / 7-9 L'Estrange St <b>Glenside</b>	 2  1  1 Available Now	<b>Rent</b> <b>Bond</b>	\$460/wk \$1,840	<b>Jackson Dodwell</b> 0434 079 463
29 Valley Road <b>Highbury</b>	 3  2  5 Available Now	<b>Rent</b> <b>Bond</b>	\$575/wk \$2,160	<b>Keith Brown</b> 0402 353 240
1/12 City View Boulevard <b>Lightsview</b>	 2  2  1 Available Now	<b>Rent</b> <b>Bond</b>	\$540/wk \$2,160	<b>Tri Nguyen</b> 0423 686 219



22 / 51 Grundy Road <b>Lightsview</b>	3  2  2 Available 8 April	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Jackson Dodwell</b> 0434 079 463
--	------------------------------	---	--

8 Mariner Street <b>Linden Park</b>	5  3  2 Avail Now	<b>Rent</b> \$1,480/wk <b>Bond</b> \$8,880	<b>Jiawen Gao</b> 0422 571 024
--	----------------------	---	-----------------------------------

13 Bricknell Street <b>Magill</b>	3  1  2 Avail Now	<b>Rent</b> \$550/wk <b>Bond</b> \$2,200	<b>Jiawen Gao</b> 0422 571 024
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21 The Promenade <b>Northgate</b>	3  1  2 Available 5 April	<b>Rent</b> \$620/wk <b>Bond</b> \$2,480	<b>Jackson Dodwell</b> 0434 079 463
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4/41 Osmond Terrace <b>Norwood</b>	3  2  3 Avail Now	<b>Rent</b> \$850/wk <b>Bond</b> \$5,100	<b>Tri Nguyen</b> 0423 686 219
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3/183 St Bernards Road <b>Rostrevor</b>	3  1  3 Available 22 Mar	<b>Rent</b> \$575/wk <b>Bond</b> \$2,300	<b>Tri Nguyen</b> 0423 686 219
--	-----------------------------	---	-----------------------------------

29 Tennyson Avenue <b>Tranmere</b>	4  1  3 Available Now	<b>Rent</b> \$495/wk <b>Bond</b> \$1,980	<b>Matthew Panozzo</b> 0405 224 369
---------------------------------------	--------------------------	---	--

## Why choose LJ Hooker Adelaide Metro to manage your property?

The Director is personally involved in the Property Management Department

You receive regular communication with your Property Manager

We ensure you are receiving the best rental return on your investment

We work for you!



**Kirsty Clark**  
Business Development Manager

0422 005 721  
kirsty.clark@ljhooker.com.au

SCAN FOR A FREE  
RENTAL APPRAISAL



# Form R3

## Buyers information notice

*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?



## **Enjoyment**

---

- Does the property have any **stormwater** problems?
- Is the property in a flood **prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, **downpipes** and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## **Value**

---

- 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

FEBRUARY 2024

**PLEASE  
TAKE ONE**



 **LJ Hooker**  
Commercial Adelaide

RLA 231 015

**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 PARETTA**  
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



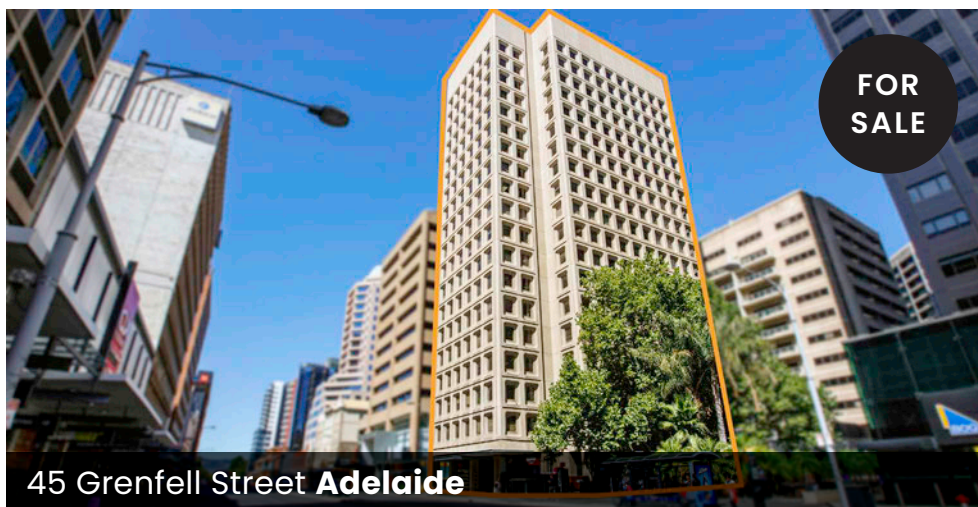
**VANESSA KALIKATZAROS**  
Business Systems  
Operator



**MICHELINA DE MEO**  
Administration



**LAUREN DETULLIO**  
Administration



45 Grenfell Street **Adelaide**

**Unrivalled Location, Unprecedented Potential**

**For Sale**

Contact Agent

**Build Area**

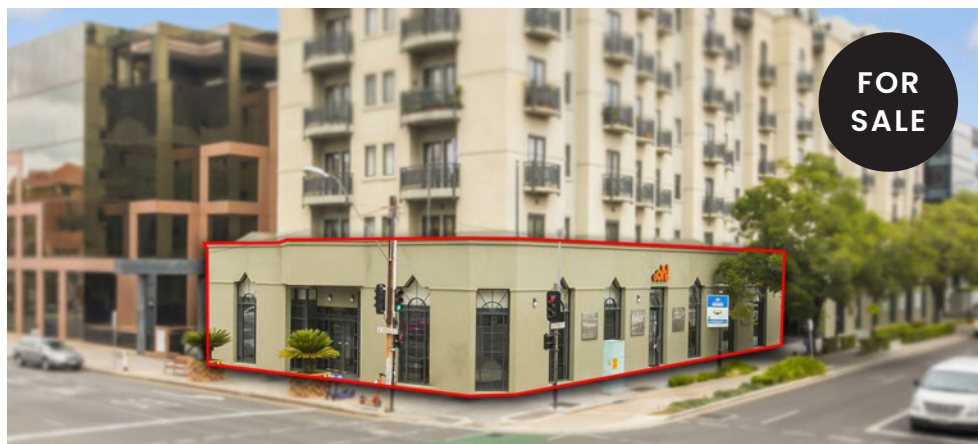
12,771 sqm



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



Lot 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**

**UNDER CONTRACT**

**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

Disclaimer: all build and land areas are approximate





42 Melbourne Street **North Adelaide**

## Landmark Investment Opportunity with Re-Development Potential

Auction

Contact Agent

Build Area

423 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



3737 Main South Road **Sellicks Hill**

## Versatile Main Road Investment With Development Upside

For Sale

Contact Agent

Land Area

10.08 ha



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



55 Oaklands Road **Somerton Park**

**Versatile Main Road Investment With Development Upside**

**For Sale**

Contact Agent

**Land Area**

2,304 sqm



**Mark Tettis**  
0433 139 892



**Stan Tettis**  
0409 286 820



583 Marion Road **South Plympton**

**Lucrative Marion Road Investment**

**For Sale**

Contact Agent

**Land Area**

710 sqm



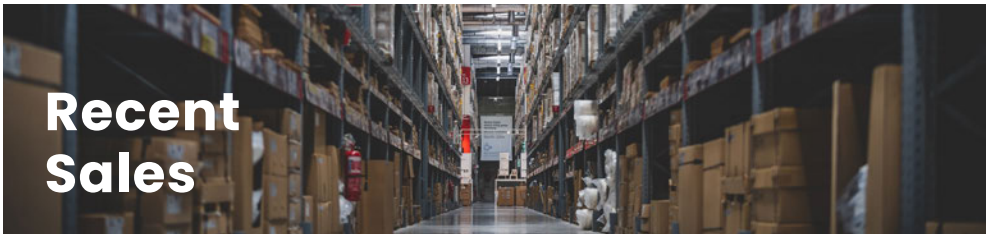
**Fendi Klementou**  
0426 258 030



**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

Disclaimer: all build and land areas are approximate





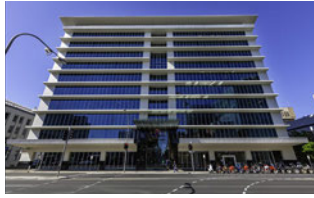
## Adelaide

101 Grenfell Street

Character Office Space in the CBD

Build Area	Lease Price
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

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

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



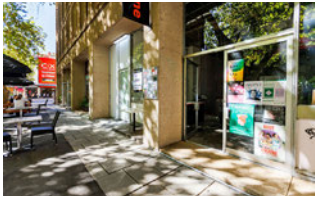
## Adelaide

45 Grenfell Street

3 Floors Each of 697sqm\* Available

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

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



## Adelaide

G52/45 Grenfell Street

CBD Cafe/Retail Opportunity

Build Area	Lease Price
116.5 sqm	Contact Agent

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



## Adelaide

Ground Floor/103-105 Waymouth St

High Profile Corner Opportunity

Build Area	Lease Price
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

Build Area	Lease Price
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

Build Area	Lease Price
85 sqm	Contact Agent

**Contact** **Mario Bonomi**  
0412 080 993  
**Mark Tettis**  
0433 139 892



## Adelaide

147-149 Waymouth Street

Adaptable Leasing Opportunity

Build Area	Lease Price
1000 sqm	Contact Agent

**Contact** **Mark Tettis**  
0433 139 892  
**Stan Tettis**  
0409 286 820



## Adelaide

228-230 North Terrace

Walk-through Retail Opportunity

Build Area	Lease Price
20-292 sqm	Contact Agent

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



## Adelaide

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

Build Area	Lease Price
84 sqm	Contact Agent

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



### Kilburn

Shed 1, 14/555 Churchill Road

Affordable Industrial Unit

Build Area	Lease Price
331 sqm	Contact Agent

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



### Kilburn

20/543 Churchill Road

Affordable Retail Shop

Build Area	Lease Price
106 sqm	Contact Agent

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



### Mawson Lakes

4/18-20 Main Street

VERSATILE SPACE ALONG MAIN STREET,  
MAWSON LAKES

Build Area	Lease Price
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

Build Area	Lease Price
110 sqm	Contact Agent

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



### Newton

73a Graves Street

Prime Location-Premium  
Warehouse/Offices

Build Area	Lease Price
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

Build Area	Lease Price
140 sqm	Contact Agent

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



### Norwood

61 Kensington Road

Eastern City Fringe Accommodation

Build Area	Lease Price
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

Build Area	Lease Price
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



LEASED

**Norwood**  
56 Fullarton Road

Build area: 170 sqm



LEASED

**Mallala**  
2A Adelaide Road

Build area: 230 sqm



LEASED

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

Build area: 190.3 sqm



LEASED

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

Build area: 96 sqm



LEASED

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

Build area: 145 sqm



LEASED

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

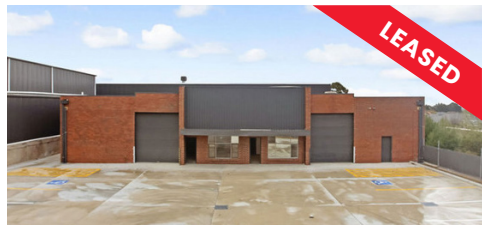
Land area: 214 sqm



LEASED

**Norwood**  
57 Kensington Road

Build area: 98 sqm



LEASED

**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**

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F (08) 8363 0310

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