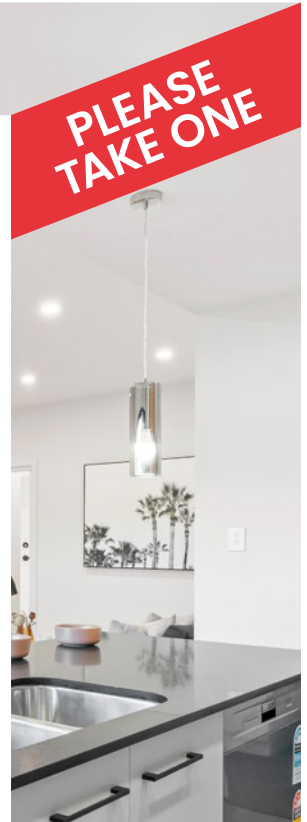
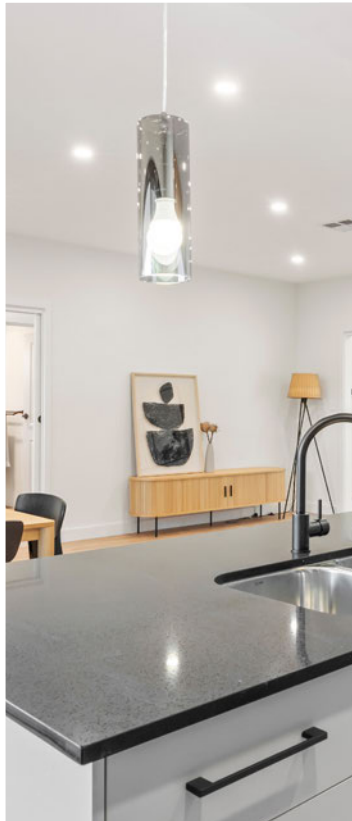


PROPERTY GUIDE

Edition 22.03.24



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

Open Inspections

Saturday 23rd March

25 William Street, Prospect	Marie Brus 0418 844 502	Mark Brus 0408 389 544	11:00am to 11:30am
132A Montacute Road, Hectorville	Doris He 0423 707 585	Troy Tyndall 0401 661 997	11:00am to 11:30am
1B Braeside Avenue, Holden Hill	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	11:00am to 11:30am
33 Reservoir Road, Hope Valley	Luke Mitchell 0411 703 055		12:00pm to 12:30pm
11 Wilpena Avenue, Klemzig	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	12:30pm to 1:00pm
14 / 67 Conyngham Street, Glenside	Marie Brus 0418 844 502	Luke Mitchell 0411 703 055	1:30pm to 2:00pm
9 Chatsworth Grove, Toorak Gardens	Marie Brus 0418 844 502	Mark Brus 0408 389 544	2:30pm to 3:00pm

Wednesday 27th March

132A Montacute Road, Hectorville	Doris He 0423 707 585	Troy Tyndall 0401 661 997	5:00pm to 5:30pm
----------------------------------	--------------------------	------------------------------	------------------

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

Call (08) 8362 8008 or scan the QR code.
visit stpeters.ljhooker.com.au





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



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



Sam Derbali

0450 033 056

sam.derbali@ljhadelaidemetro.com.au



14 / 67 Conyngham Street **Glenside**

3 1 2

A Stunning Transformation in a Cosmopolitan Location

Situated at the rear of a leafy private enclave are 2 levels of luxury living. Beautifully updated and thoughtfully designed with a flexible modern floorplan.

On the ground floor is the formal lounge room which could be utilised as a fourth bedroom or media room.

The modern white kitchen overlooks the north facing family/meals area with sliding doors leading out to a paved

outdoor entertaining area with ceiling fans and cafe blinds creating an additional living space, ideal for all weather entertaining.

Extensive cabinetry and floating floors feature throughout the living area creating a free flowing uncluttered feeling of space.

Zoned to Glenunga International High School and Linden Park Primary School. A short drive to The Parade and Adelaide CBD.

For Sale

\$1,000,000 - \$1,100,000

Agent



Marie Brus

0418 844 502

marie.brus@ljhadelaidemetro.com.au



Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au



132A Montacute Road **Hectorville**

 **809m²**

Discover a lifestyle enriched by natural beauty and unbeatable convenience

Seize the rare opportunity to build your dream home in the highly demanded suburb of Hectorville! This expansive 809 sqm (approx.) Torrens titled northing facing allotment enjoys a prestigious location where nature meets convenience. Close to Fourth Creek walking trail, it's your call to put one or two houses, single or double storeys (STPC). A thoughtful design may create a stunning view of both Adelaide Hill and Adelaide City.

Adjacent to this gem is Denis Morrissey Park, a beautiful retreat boasting a dog park, walking

trails, playgrounds, parklands and BBQ facilities. Nature beckons at your doorstep, creating the perfect setting for leisurely strolls, family picnics and outdoor activities.

For families, educational excellence is assured. Morialta Secondary College being the local zoned high school, a stone's throw away to St Joseph's School, ensure a strong educational foundation. Accessible public transport is also within easy reach, adding to the overall convenience.

Best Offer by

3pm 15th April Unless Sold Prior

Agent



Doris He
0423 707 585

doris.he@ljhadelaidemetro.com.au



Troy Tyndall
0401 661 997

troy.tyndall@ljhadelaidemetro.com.au



451 Payneham Road **Felixstow**

2 1 2

Development potential awaits on a corner allotment!

Nestled within the ever-popular suburb of Felixstow, this 972sqm (approx.) corner allotment presents a unique opportunity for developers amidst a backdrop of convenience and potential.

The expansive land boasts ample space for creative endeavors, offering developers the tantalizing prospect of subdividing up to 4 Torrens-Titled allotments (STPC).

Surrounded by a host of amenities, the location proves irresistible to prospective residents and investors alike.

Retail shopping, educational facilities, charming cafes, and a plethora of sporting and leisure activities stand within easy reach, ensuring convenience and comfort for all who inhabit the area.

For those seeking connectivity to the city, the nearby O-bahn provides swift access to the CBD, while families can delight in the abundance of family-friendly attractions scattered throughout the suburb.

For Sale

\$1,400,000 - \$1,500,000

Agent



George De Vizio

0412 392 158

gdevizio@ljhadelaidemetro.com.au



Julian Rullo

0407 846 417

julian.rullo@ljhadelaidemetro.com.au



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.

For Sale

\$780,000 - \$820,000

Agent



Julian Rullo

0407 846 417

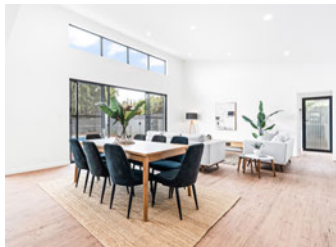
julian.rullo@ljhadelaidemetro.com.au



George De Vizio

0412 392 158

gdevizio@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



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au

Under Contract



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



Mario Bonomi

0412 080 993

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



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

2,360m²

For Sale

\$180,000-\$200,000



Troy Tyndall
0401 661 997



Campbelltown

24 Chapel Street

Coming July 2024 approx

4 3 2

For Sale

Contact Agent



Greg Nicholls
04178 131 807



Croydon Park

11a Charron Road

Build your Dream Home!

300m²

For Sale

\$490,000



Michele Alexandrou
0411 226 600



Felixstow

451 Payneham Road

Development potential awaits on a corner allotment!

2 1 2

For Sale

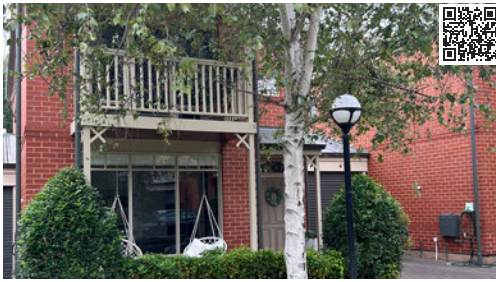
\$1,400,000 - \$1,500,000



George De Vizio
0412 392 158



Julian Rullo
0407 846 417



Glenside

14 / 67 Conyngham Street

A Stunning Transformation in a Cosmopolitan Location

For Sale

\$1,000,000 - \$1,100,000

3 1 2



Marie Brus
0418 844 502



Luke Mitchell
0411 703 055



Hectorville

132A Montacute Road

Discover a lifestyle enriched by natural beauty and unbeatable convenience

Best Offer by

3pm 15th April Unless Sold Prior

809m²



Doris He
0423 707 585



Troy Tyndal
0401 661 997



Holden Hill

1B Braeside Avenue

Modern Living Steps from Hope Valley Reservoir

For Sale

\$750,000 - \$790,000

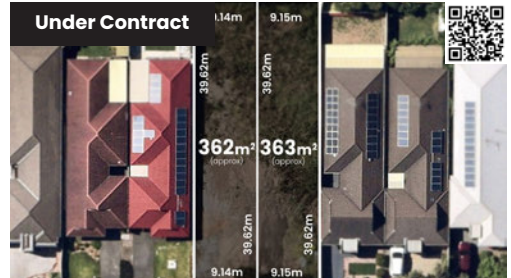
3 2 2



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!

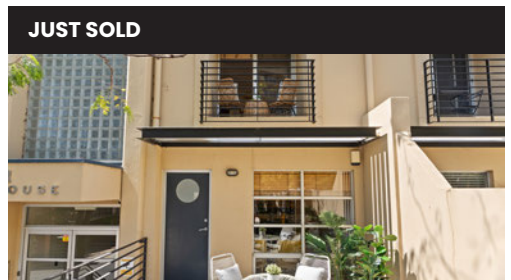
For Sale

Contact Agent

698m²



Luke Mitchell
0411 703 055



JUST SOLD

Kent Town

58/8 Rundle Street

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

Sold

Contact Agent

2 1 1



Greg Nicholls
0478 131 807



Klemzig

11 Wilpena Avenue

Versatile 3-Bedroom Home:
Perfect for All

For Sale

\$780,000 - \$820,000

3 1 1



Julian Rullo
0407 846 417



George De Vizio
0412 392 158

JUST SOLD



Modbury North

10/19 Alexander Avenue

Low maintenance
3-bedroom homette

Sold

Contact Agent

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
0411 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

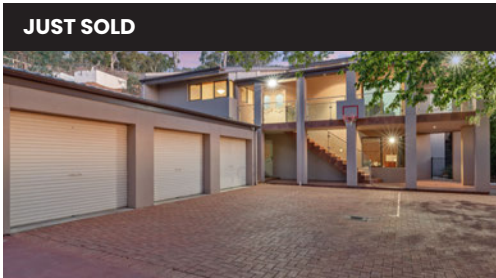
Saturday 23rd March at 11.00am



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



Under Contract

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

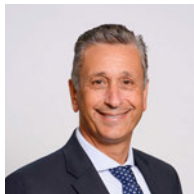
Lease your home with LJ Hooker
and earn 10,000 Qantas Points

FREQUENT
FLYER



|  **LJ Hooker**

Property Management Team



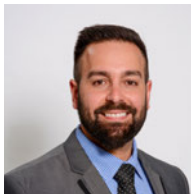
Claude Buccella

Director
0419 394 110



Kirsty Clark

Business Development Manager
0422 005 721



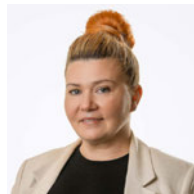
Matthew Panozzo

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



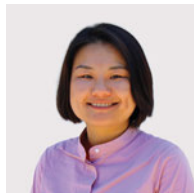
Jenny D'Angelo

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 Adelaide	 1  1  1 Available 18 Mar	Rent Bond	\$470/wk \$1,880	Tri Nguyen 0423 686 219
2b Erin Place Athelstone	 2  1  1 Available Now	Rent Bond	\$520/wk \$2,080	Tri Nguyen 0423 686 219
2 Medlow Road Blakeview	 3  2  2 Available Now	Rent Bond	\$650/wk \$2,600	Jessica Dimasi 0413 041 287
3/552 Tapleys Hill Road Fulham Gardens	 2  1  1 Available 5 Apr	Rent Bond	\$500/wk \$2,000	Jenny D'Angelo 0447 347 284
15 / 1 Cameron Avenue Gilles Plains	 1  1 Available Now	Rent Bond	\$230/wk \$920	Jackson Dodwell 0434 079 463
17 / 1 Cameron Avenue Gilles Plains	 1  1 Available Now	Rent Bond	\$230/wk \$920	Jackson Dodwell 0434 079 463
21 / 7-9 L'Estrange St Glenside	 2  1  1 Available Now	Rent Bond	\$460/wk \$1,840	Jackson Dodwell 0434 079 463
29 Valley Road Highbury	 3  2  5 Available Now	Rent Bond	\$575/wk \$2,160	Keith Brown 0402 353 240
3/235 Payneham Road Joslin	 2  1  1 Available 5 Apr	Rent Bond	\$425/wk \$1,700	Jenny D'Angelo 0447 347 284
3/235 Payneham Road Joslin	 2  1  1 Available 5 Apr	Rent Bond	\$425/wk \$1,700	Jenny D'Angelo 0447 347 284

Available Rentals

6/7 Wakefield Street Kent Town	 1  1  1 Available Now	Rent \$430/wk Bond \$1,720	Jenny D'Angelo 0447 347 284
6 Grayson Street Kilkenny	 3  1  1 Avail Now	Rent \$600/wk Bond \$2,400	Tri Nguyen 0423 686 219
41 Yallum Terrace Kilkenny	 3  2  1 Avail Now	Rent \$700/wk Bond \$2,800	Tri Nguyen 0423 686 219
22 / 51 Grundy Road Lightsview	 3  2  2 Available 8 April	Rent \$600/wk Bond \$2,400	Jackson Dodwell 0434 079 463
8 Mariner Street Linden Park	 5  3  2 Avail Now	Rent \$1,480/wk Bond \$8,880	Jiawen Gao 0422 571 024
21 The Promenade Northgate	 3  1  2 Available 5 April	Rent \$620/wk Bond \$2,480	Jackson Dodwell 0434 079 463
4/41 Osmond Terrace Norwood	 3  2  3 Avail Now	Rent \$830/wk Bond \$4,980	Tri Nguyen 0423 686 219
9 Vernon Street Norwood	 2  1 Available Now	Rent \$520/wk Bond \$2,080	Jessica Dimasi 0413 041 287
9 Pam Street Paradise	 3  2  1 Available Now	Rent \$550/wk Bond \$2,200	Keith Brown 0402 353 240
5 Bridge Road Payneham	 3  1  3 Available 29 March	Rent \$650/wk Bond \$2,600	Jenny D'Angelo 0447 347 284



Available Rentals

3/183 St Bernards Road Rostrevor	 3  1  3 Available 22 Mar	Rent \$575/wk Bond \$2,300	Tri Nguyen 0423 686 219
4/65 Bagster Road Salisbury North	 3  1  1 Available Now	Rent \$395/wk Bond \$1,580	Matthew Panozzo 0405 224 369
29 Tennyson Avenue Tranmere	 4  1  3 Available Now	Rent \$450/wk Bond \$1,800	Matthew Panozzo 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

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

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



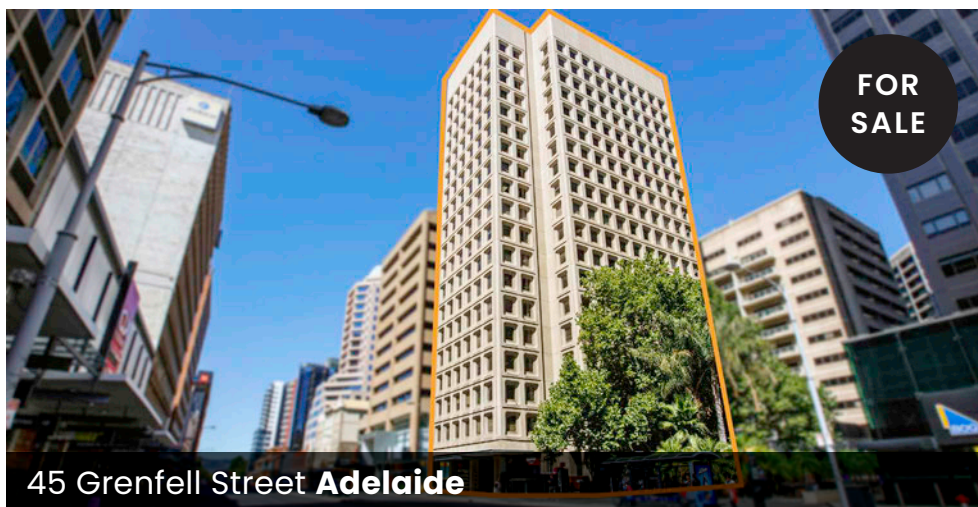
VANESSA KALIKATZAROS
Business Systems
Operator



MICHELINA DE MEO
Administration



LAUREN DETULLIO
Administration



45 Grenfell Street **Adelaide**

Unrivalled Location, Unprecedented Potential

For Sale

Contact Agent

Build Area

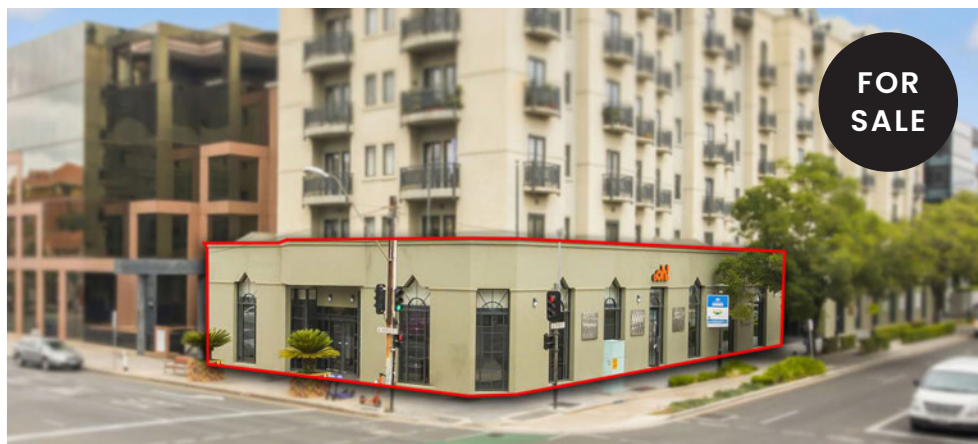
12,771 sqm



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

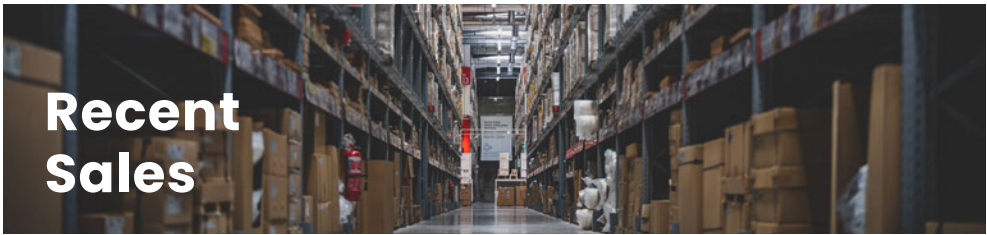
583 Marion Road **South Plympton**

Lucrative Marion Road Investment

For Sale	Contact Agent
Land Area	710 sqm

Fendi Klementou
0426 258 030

Mario Bonomi
0412 080 993



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



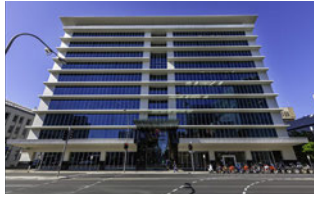
Adelaide

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



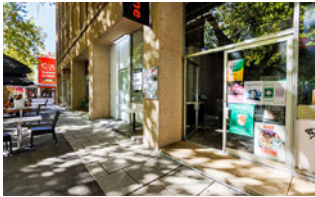
Adelaide

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

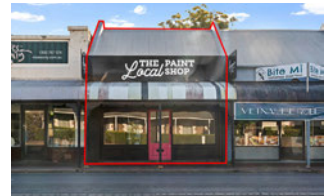
76 Unley Road

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

Ground Floor, 81 Flinders Street,
Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

adelaide.ljhcommercial.com.au

