

# PROPERTY GUIDE

Edition 12.04.24



# 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 13<sup>th</sup> April

**4 Ellis Street, Magill**

Sam Derbali  
0450 033 056

Marie Brus  
0418 844 502

12:00pm to 12:30pm

**55 Elizabeth Street, Norwood**

Michele Alexandrou  
0411 226 600

Luke Mitchell  
0411 703 055

12:00pm to 12:30pm

**204 / 256 The Parade, Norwood**

Troy Tyndall  
0401 661 997

12:30pm to 1:00pm

**14 / 67 Conyngham Street, Glenside**

Marie Brus  
0418 844 502

Luke Mitchell  
0411 703 055

1:00pm to 1:30pm

**2 / 9 Ellerslie Street, Kensington Gardens**

Kay Morris  
0411 181 249

1:00pm to 1:30pm

## Sunday 14<sup>th</sup> April

**2 / 9 Ellerslie Street, Kensington Gardens**

Kay Morris  
0411 181 249

Marie Brus  
0418 844 502

11:00am to 11:30pm

**4 Ellis Street, Magill**

Sam Derbali  
0450 033 056

Marie Brus  
0418 844 502

12:00pm to 12:30pm

**14 / 67 Conyngham Street, Glenside**

Marie Brus  
0418 844 502

Luke Mitchell  
0411 703 055

12:00pm to 12:30pm

# Open Inspections

## Monday 15<sup>th</sup> April

**Lot 73 Graves Street, Newton**

Claude Buccella  
0419 394 110

George De Vizio  
0412 392 158

Luke Mitchell  
0411 703 055

3:00pm to 3:30pm

**2 / 9 Ellerslie Street, Kensington Gardens**

Kay Morris  
0411 181 249

Marie Brus  
0418 844 502

5:00pm to 5:30pm

## Wednesday 17<sup>th</sup> April

**14 / 67 Conyngham Street, Glenside**

Marie Brus  
0418 844 502

Luke Mitchell  
0411 703 055

12:00pm to 12:30pm

**55 Elizabeth Street, Norwood**

Michele Alexandrou  
0411 226 600

Luke Mitchell  
0411 703 055

5:00pm to 5:30pm

**4 Ellis Street, Magill**

Sam Derbali  
0450 033 056

Marie Brus  
0418 844 502

5:15pm to 5:45pm

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](http://stpeters.ljhooker.com.au)





**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

 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



## 4 Ellis Street **Magill**

3  1  4 

### Exciting Opportunity in Superb Location

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

The property offers 3 bedrooms, eat-in kitchen and lounge room. This double brick house has been refreshed with re-roofing in Colorbond corrugated iron, a kitchen renovation and a modern bathroom. A sizeable

garden area with lawn and fruit trees front and rear and a 4 car garage at the rear of the property. The property has plenty of security features with new fencing, roller shutters on all windows, alarm and CCTV.

Rebuild, renovate or secure as a long term investment. Adjacent to Chapel Street Reserve and Community Garden this community orientated locale offers an enviable lifestyle. Within easy access to Adelaide's finest private schools and zoned to Magill School and Norwood International High School.

### Auction

Saturday 20th April at 11.00am

### Agent



**Sam Derbali**  
0450 033 056

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



**Marie Brus**  
0418 844 502

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



# AUCTION



## 2 / 9 Ellerslie Street Kensington Gardens

2 2 1

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

In a beautiful tree lined street this spacious, light filled, federation style courtyard home with a flexible floorplan will tick so many boxes.

In a lovely, private garden setting, it is well suited to a range of lifestyles and is a home to just move into, relax and enjoy!

Zoned for Magill Primary, Norwood International High, & close to Pembroke College.

Its close proximity to Penfolds Estate, and Magill, Burnside & Norwood Parade shops & cafes will ensure an enviable lifestyle.

Within easy access to Adelaide's finest private schools and zoned to Magill School and Norwood International High School.

Located within easy access to numerous private and public schools and public transport options.

#### Auction

Saturday 20th April at 12.30pm

#### Agent



**Kay Morris**  
0411 181 249

[kay.morris@ljjhadelaidemetro.com.au](mailto:kay.morris@ljjhadelaidemetro.com.au)



**AUCTION**



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.

### Auction

Sunday 21st April at 11.00am

### Agent



**Marie Brus**

0418 844 502

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



**Luke Mitchell**

0411 703 055

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

**AUCTION**



## 55 Elizabeth Street **Norwood**

3 1 3

### C1910 Symmetrical Cottage charm on prized 464sqm (Approx)

Welcome to 55 Elizabeth Street, Norwood, a C1910 Symmetrical Cottage on a prized 464sqm parcel of land in one of Norwood's premier tree lined streets!

With its blueprint of 5 original rooms and the charm of yesteryear this home has given much joy to its current owner for more than 55 years - it is now time to hand over this wonderful home with endless scope to its new Custodian ready for a new transformation.

Features you'll love: -

- Original C1910 Symmetrical Cottage
- Valuable rear lane access
- High Ceiling
- Established gardens
- Cellar

The blue-chip eastern suburb locale of Norwood presents an enviable lifestyle with a vibrant cafe and restaurant culture, boutiques and shops on The Parade.

### Auction

Sunday 4th May at 12.30pm

### Agent



**Michele Alexandrou**

0411 226 600

[michele.alexandrou@ljhadelaidemetro.com.au](mailto:michele.alexandrou@ljhadelaidemetro.com.au)



**Luke Mitchell**

0411 703 055

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





## 132A Montacute Road **Hectorville**

✂ 809m<sup>2</sup>

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



**Troy Tyndall**  
0401 661 997

[troy.tyndall@ljhadelaidemetro.com.au](mailto:troy.tyndall@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.

### Expressions of Interest by

Tuesday 30th April at 5.00pm

### Agent



**Claude Buccella**

0419 394 110



**George De Vizio**

0412 392 158



**Luke Mitchell**

0411 703 055





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Adelaide Metro  
inc Adelaide City | St Peters | Walkerville | Glynde

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Commercial  
Adelaide



### Adelaide

3209/32-38 Grote Street

3 2 1

Elevate Your Lifestyle with these Lavish 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



### Croydon Park

11a Charron Road

300m<sup>2</sup>

Build your Dream Home!

**For Sale**

\$470,000



**Michele Alexandrou**  
0411 226 600

### JUST SOLD



### Felixstow

451 Payneham Road

2 1 2

Development potential awaits on a corner allotment!

**For Sale**

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



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417



### Glenside

14 / 67 Conyngham Street

3 1 2

A Stunning Transformation in a Cosmopolitan Location

**Auction**

Sunday 21st April at 11.00am



**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



**Doris He**  
0423 707 585



**Troy Tyndall**  
0401 661 997

✂ 809m<sup>2</sup>



**Under Contract**

### Holden Hill

1B Braeside Avenue

Modern Living Steps from Hope Valley Reservoir

**For Sale**

Contact Agent



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417

3 🏠 2 🛏 2 🚗



### Hope Valley

33 Reservoir Road

Land yourself here!

**For Sale**

Contact Agent



**Luke Mitchell**  
0411 703 055

698m<sup>2</sup> ✂



### Kensington Gardens

2 / 9 Ellerslie Street

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

**Auction** | \$1,000,000 - \$1,100,000

Saturday 20th April at 12:30pm



**Kay Morris**  
0411 812 249

2 🏠 2 🛏 1 🚗



### Klemzig

11 Wilpena Avenue

Versatile 3-Bedroom Home: Perfect for All

**For Sale**

\$780,000 - \$820,000



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158

3 🏠 1 🛏 1 🚗



### Magill

4 Ellis Street

Exciting Opportunity in Superb Location

**Auction**

Saturday 20th April at 11:00am



**Sam Derbali**  
0450 033 056



**Marie Brus**  
0418 844 502

3 🏠 1 🛏 4 🚗





### Newton

Lot 73 Graves Street

Newton's Last Frontier for Development

**Expressions of Interest by**

Tuesday 30th April at 5.00pm



**Claude Buccella**  
0419 394 110



**George De Vizio**  
0412 392 158



**Luke Mitchell**  
0411 703 055



### Norwood

55 Elizabeth Street

C1910 Symmetrical Cottage charm on prized 464sqm (Approx)

**Auction**

Saturday 4th May at 12.30pm

3 1



**Michele Alexandrou**  
0411 226 600



**Luke Mitchell**  
0411 703 055



### Norwood

204/256 The Parade

Perfectly Positioned on the Parade

**For Sale**

Contact Agent

1 1 1



**Troy Tyndall**  
0401 661 997



### 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 55s

**For Sale**

Contact Agent

2 1 1



**Greg Nicholls**  
0478 131 807





### Paradise

4 / 656 Lower North East Road

2 1 1

See you in Paradise!

#### For Sale

\$380,000 - \$400,000  
**Best Offer By**  
16th April @12pm.



**Greg Nicholls**  
0478 131 807



### Parkside

1D Birks Street

4 3 2

Living in the heart of Parkside

#### For Sale

Contact Agent



**Michele Alexandrou**  
0411 226 600

### JUST SOLD



### Rostrevor

5 Heyes Court

6 4 3

Grand Home with Million  
Dollar Views



**Justin Li**  
0422 221 162

#### For Sale

Contact Agent



**George De Vizio**  
0412 392 158

### Under Contract



### Sellicks Hill

3737 Main South Road

3 1 10ha

Award Winning Vineyard  
with sensational views



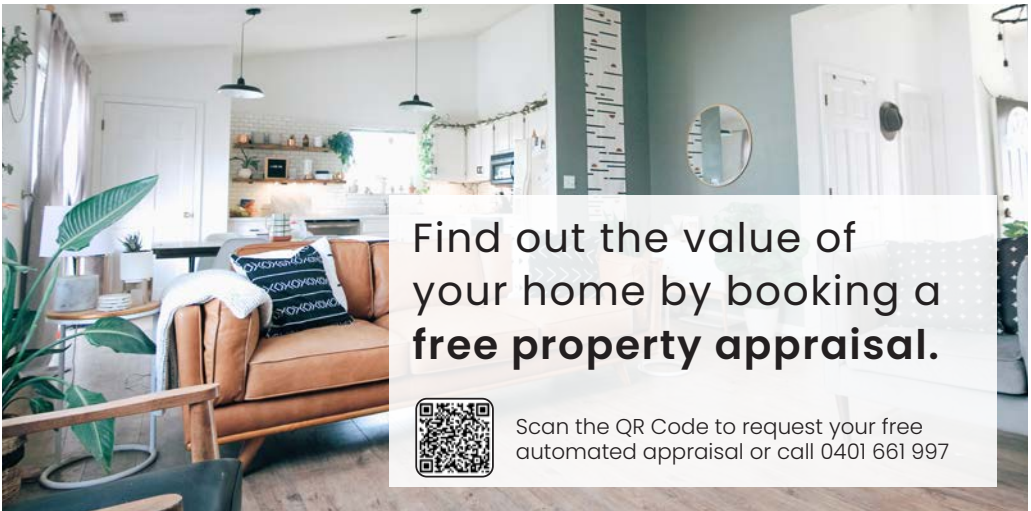
**Mark Tettis**  
0433 139 892

#### For Sale

Contact Agent



**Mario Bonomi**  
0412 080 993



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

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

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**Property Management** needs

Call us now!

**Kirsty Clark** 0422 005 721

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

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|  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

246 Portrush Road <b>Beulah Park</b>	 4  1 Available Now	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Keith Brown</b> 0402 353 240
1 / 4 Mundon Street <b>Campbelltown</b>	 3  2  1 Available 12th April	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Matthew Panozzo</b> 0405 224 369
33 Teakle Street <b>Exeter</b>	 3  2  1 Available 12th April	<b>Rent</b> \$575/wk <b>Bond</b> \$2,300	<b>Matthew Panozzo</b> 0405 224 369
21 / 7-9 L'Estrange St <b>Glenside</b>	 2  1  1 Available Now	<b>Rent</b> \$460/wk <b>Bond</b> \$1,840	<b>Jackson Dodwell</b> 0434 079 463
29 Valley Road <b>Highbury</b>	 3  2  5 Available Now	<b>Rent</b> \$575/wk <b>Bond</b> \$2,160	<b>Keith Brown</b> 0402 353 240
12 Zircon Crescent <b>Highbury</b>	 3  2  2 Available Now	<b>Rent</b> \$650/wk <b>Bond</b> \$2,600	<b>Matthew Panozzo</b> 0405 224 369
3/235 Payneham Road <b>Joslin</b>	 2  1  1 Available Now	<b>Rent</b> \$425/wk <b>Bond</b> \$1,700	<b>Jenny D'Angelo</b> 0447 347 284
6/7 Wakefield Street <b>Kent Town</b>	 1  1  1 Available Now	<b>Rent</b> \$430/wk <b>Bond</b> \$1,720	<b>Jenny D'Angelo</b> 0447 347 284
41 Yallum Terrace <b>Kilkenny</b>	 3  2  1 Available Now	<b>Rent</b> \$660/wk <b>Bond</b> \$2,640	<b>Tri Nguyen</b> 0423 686 219

# Available Rentals

19 Whitbread Avenue <b>Klemzig</b>	 3  2  2 Available 12th April	<b>Rent</b> \$700/wk <b>Bond</b> \$2,800	<b>Jenny D'Angelo</b> 0447 347 284
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
213B Montacute Road <b>Newton</b>	 3  1  1 Available 16th April	<b>Rent</b> \$600/wk <b>Bond</b> \$2,400	<b>Keith Brown</b> 0402 353 240
12A Facit Avenue <b>Newton</b>	 4  2  1 Available 26th April	<b>Rent</b> \$675/wk <b>Bond</b> \$2,700	<b>Jenny D'Angelo</b> 0447 347 284
4 / 186 Jeffcott Street <b>North Adelaide</b>	 2  1  1 Available 16th April	<b>Rent</b> \$540/wk <b>Bond</b> \$2,160	<b>Jenny D'Angelo</b> 0447 347 284
21 The Promenade <b>Northgate</b>	 3  1  2 Available 15 April	<b>Rent</b> \$595/wk <b>Bond</b> \$2,380	<b>Jackson Dodwell</b> 0434 079 463
9 Vernon Street <b>Norwood</b>	 2  1 Available Now	<b>Rent</b> \$520/wk <b>Bond</b> \$2,080	<b>Jessica Dimasi</b> 0413 041 287
4/41 Osmond Terrace <b>Norwood</b>	 3  2  3 Available Now	<b>Rent</b> \$800/wk <b>Bond</b> \$3,200	<b>Tri Nguyen</b> 0423 686 219
68 Yongala Street <b>Taperoo</b>	 3  1  2 Available Now	<b>Rent</b> \$430/wk <b>Bond</b> \$1,720	<b>Keith Brown</b> 0402 353 240
4 / 18 Sando Avenue <b>Tranmere</b>	 2  1  1 Available Now	<b>Rent</b> \$440/wk <b>Bond</b> \$1,760	<b>Jackson Dodwell</b> 0434 079 463
6 Dunstan Avenue <b>Kensington Park</b>	 3  2 Available 19 Apr	<b>Rent</b> \$800/wk <b>Bond</b> \$3,200	<b>Amanda Walasek</b> 0431 017 416



# 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 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**

---

- 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?

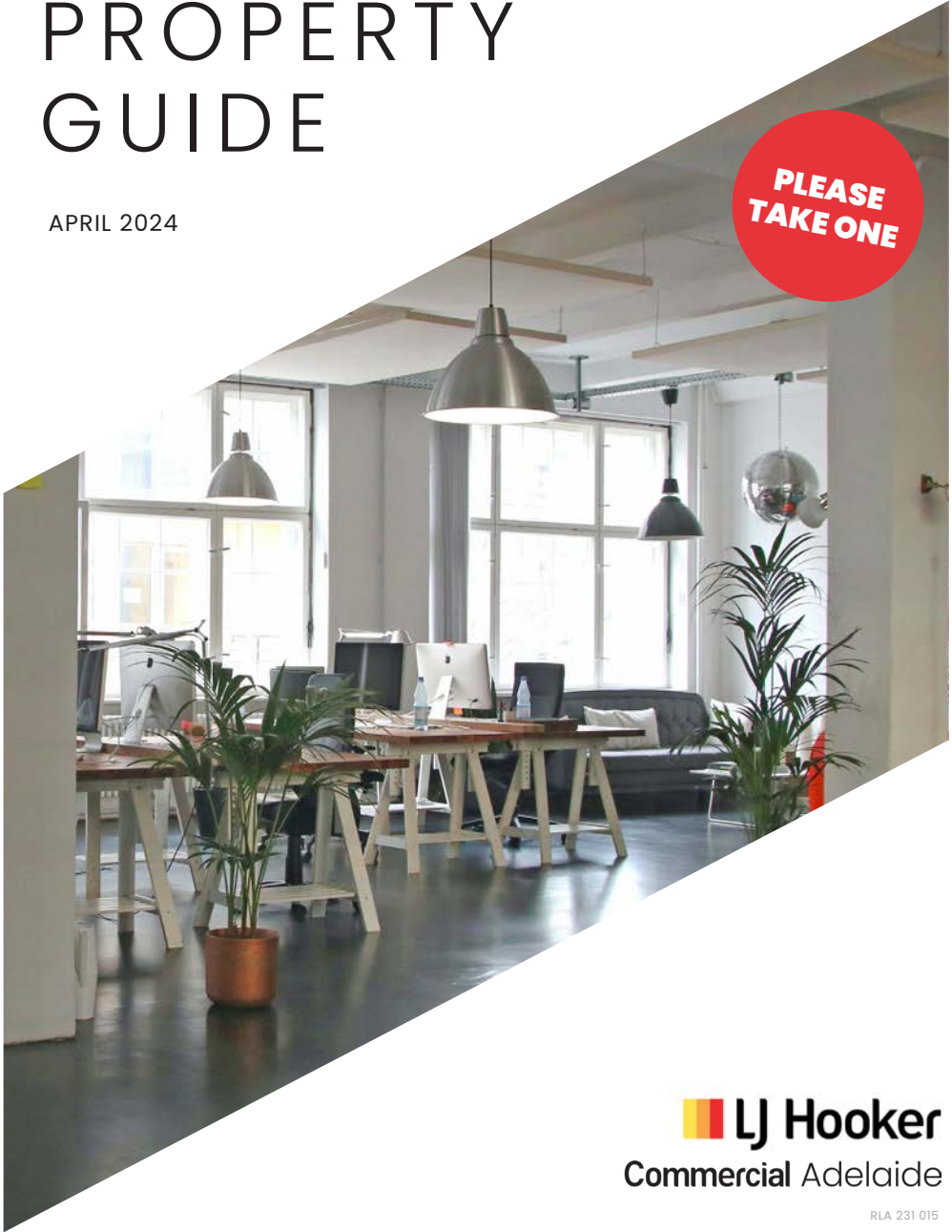
For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

APRIL 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



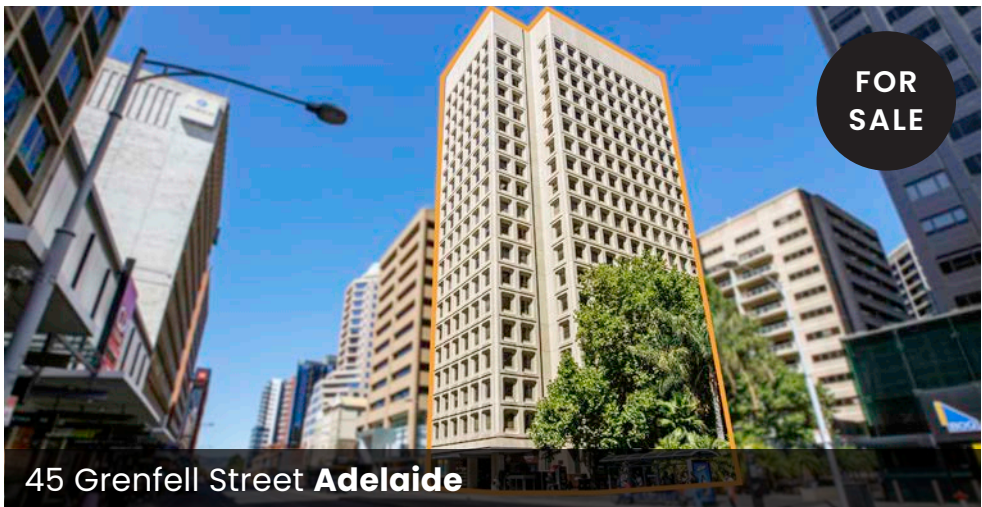
**VANESSA KALUKATZAROS**  
Business Systems  
Operator



**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



**UNDER CONTRACT**



**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



**548-550 Goodwood Road Daw Park**

**Your Chance to Unlock an Investment Opportunity with Development Upside**

**For Sale** Contact Agent

**Build Area** 1008 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



**FOR  
SALE**

**205 Glen Osmond Road Frewville**

**Lucrative Commercial Investment Opportunity in Frewville**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	412 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



**FOR  
SALE**

**1 Jan Street Newton**

**Unique Commercial Opportunity**

<b>Auction</b>	Contact Agent
<b>Build Area</b>	288 sqm



**Mark Tettis**  
0433 139 892



**Claude Buccella**  
0419 394 110

Disclaimer: all build and land areas are approximate





**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

**UNDER CONTRACT**



**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**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	2,304 sqm



**Mark Tettis**  
0433 139 892



**Stan Tettis**  
0409 286 820



**FOR  
SALE**

**583 Marion Road South Plympton**

**Lucrative Marion Road Investment**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	710 sqm



**Fendi Klementou**  
0426 258 030



**Mario Bonomi**  
0412 080 993

Disclaimer: all build and land areas are approximate



**FOR SALE**

**1-4 / 51 Stephen Terrace St Peters**

**St Peters Investment Opportunity: Entire Group of Strata-Titled Commercial Units**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	621 sqm



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



**FOR SALE**

**Unit 19 / 33 Warwick Street Walkerville**

**Entry Level Investment**

<b>For Sale</b>	Contact Agent
<b>Floor Area</b>	40 sqm



**Stan Tettis**  
0409 286 820



**Kofi Adih**  
0414 834 151

Disclaimer: all build and land areas are approximate



# Recent Sales



**Kensington Gardens**  
361 Kensington Road

Land area: 2,774 sqm  
Build area: 671 sqm



**Lonsdale**  
7 / 65 O'Sullivan Beach Road

Build area: 141 sqm



**Salisbury South**  
1 / 79 Rundle Road

Land area: 240.4 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

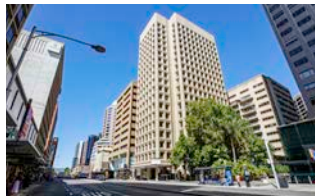
Level 2/81 Flinders Street

A-Grade CBD Building with Flexible Office Space

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

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

**Mario Bonomi**  
0412 080 993



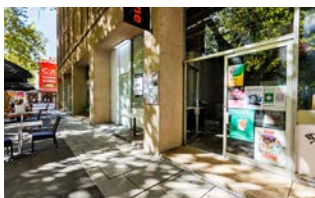
### Adelaide

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

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

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

**Charles Parletta**  
0412 825 186



### Adelaide

209 Hutt Street

COSMOPOLITAN CHARACTER OFFICES ON HUTT

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

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

**Fendi Klementou**  
0426 258 030



### Belair

Shops 8 & 9/6-10 Main Road

Be at Belair Vines

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

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

**Mario Bonomi**  
0412 080 993



### Camden Park

'THE COTTAGE', 9-11 Carlisle Street

FULLY EQUIPPED, SHARED SPACE FOR LEASE

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

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

**Mario Bonomi**  
0412 080 993



### Campbelltown

615 Lower North East Road

High Exposure, Main Road Opportunity

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

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

**Rino Pancione**  
0417 822 987



### Cowandilla

188 Sir Donald Bradman Drive

GREAT LEASING OPPORTUNITY

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

**Contact** **Rino Pancione**  
0417 822 987



### Edwardstown

56-58 'California Court' Daws Road

Leasing Opportunity in High Exposure Centre

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

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

**Mario Bonomi**  
0412 080 993



### Fullarton

Suite 5/224-226 Glen Osmond Road

Modern Quality Office

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

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



### Gawler East

4 Hurst Road

BRAND-NEW COMMERCIAL OFFICE BUILD

<b>Build Area</b>	<b>Lease Price</b>
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"

<b>Build Area</b>	<b>Lease Price</b>
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

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

**Contact Fendi Klementou**  
0426 258 030



### Hillcrest

Ground Floor/132-134 Fosters Road

One Tenancy Available

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

**Contact Mark Tettis**  
0433 139 892

**Rino Pancione**  
0417 822 987



### Holden Hill

5/30 Jacobsen Crescent

Affordable Office/Warehouse

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

**Contact Mark Tettis**  
0433 139 892

**Rino Pancione**  
0417 822 987



### 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

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



### Maylands

3 / 163-165 Magill Road

HIGH EXPOSURE AND GREAT ACCESS

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

**Contact Rino Pancione**  
0417 822 987



### 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

Build Area	Lease Price
140 sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892



### 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



### 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



### 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



### Parkside

188 Greenhill Road

MODERN OFFICE ACCOMMODATION ON  
THE FRINGE!

Build Area	Lease Price
295 sqm	Contact Agent

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



### Payneham

2b Portrush Road

High Profile Location

Build Area	Lease Price
163 sqm	Contact Agent

Contact **Mario Bonomi**  
0412 080 993



### Port Adelaide

312 St Vincent Street

Prime Position Warehouse

Build Area	Lease Price
691 sqm	Contact Agent

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



### 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 Downs

287 Salisbury Highway

Medical/Allied Health Opportunity

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

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

**Rino Pancione**  
0417 822 987



### Salisbury East

1/76 Daphne Road

Office/Consulting Suite for Lease

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

**Contact** **Rino Pancione**  
0417 822 987



### Salisbury South

6 Petland Road

Prime Launchpad for Aspiring Entrepreneur

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

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



### Smithfield

Shop 3/2 Anderson Walk

Prominent Retail/Office Space

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

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



### St Morris

441 Magill Road

Prominent Location With Great Exposure

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

**Contact** **Rino Pancione**  
0417 822 987



### Stepney

Rear Tenancy / 128B Payneham Road

Office or Ghost Kitchen Opportunity

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

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

**Mario Bonomi**  
0412 080 993



### Tranmere

Tenancy 1 & 3/190 Glynburn Road

Excellent office/retail opportunity

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

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

**Stan Tettis**  
0409 286 820



### Unley

76 Unley Road

Prime Corner Unley Road Office

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

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

**Fendi Klementou**  
0426 258 030





# Recent Leases



**Bowden**  
87 Gibson Street

Build area: 377 sqm



**Kilburn**  
Shed 1, 14/555 Churchill Road

Build area: 331 sqm



**Pooraka**  
59 Langford Street

Build area: 691 sqm



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

Build area: 96 sqm



**Unley**  
238 Unley Road

Build area: 105 sqm



**College Park**  
45 Payneham Road

Land area: 136 sqm



**Redwood Park**  
257-259 Grenfell Road

Build area: 247 sqm



**Bowden**  
5 Fourth Street

Build area: 114 sqm

Disclaimer: all build and land areas are approximate

# Connect with us

## **LJ HOOKER COMMERCIAL ADELAIDE**

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Adelaide SA 5000

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