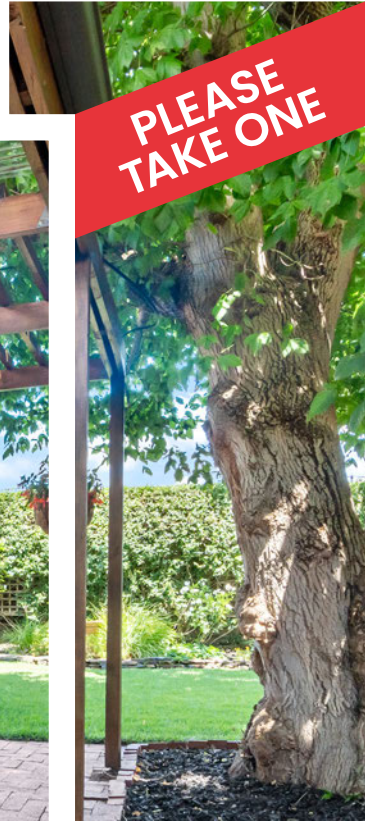


PROPERTY GUIDE

Edition 12.01.24



 **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
RLA 61345

Adelaide City Office

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

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

LJ Hooker 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



Saturday 13th January

13 Fayden Drive, Paradise	Greg Nicholls 0478 131 807		12:00pm to 12:30pm
9 Chatsworth Grove, Toorak Gardens	Marie Brus 0418 844 502	Mark Brus 0408 389 544	12:00pm to 12:30pm
2D Mackirdy Street, Fulham	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	1.00pm to 1.30pm
15/3 Belperio Court, Paradise	Greg Nicholls 0478 131 807		1:30pm to 2:00pm

Sunday 14th January

13 Fayden Drive, Paradise	Greg Nicholls 0478 131 807		11:00am to 11:30am
9 Chatsworth Grove, Toorak Gardens	Marie Brus 0418 844 502	Mark Brus 0408 389 544	12:00pm to 12:30pm
50 Ashbrook Avenue, Payneham	Greg Nicholls 0478 131 807		2.00pm to 2.30pm

Thursday 18th January

9 Chatsworth Grove, Toorak Gardens	Marie Brus 0418 844 502	Mark Brus 0408 389 544	12:00pm to 12:30pm
------------------------------------	----------------------------	---------------------------	--------------------

Sales Team



Troy Tyndall
General Operations Manager
& Corporate Auctioneer
0401 661 997



Albee Liang
Sales Consultant
0431 427 362



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

 Top 15%



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

 Top 15%

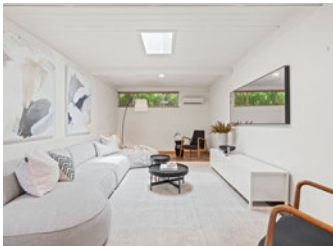


Salam Dawood
Sales Consultant
0478 360 155





Sam Derbali
Sales Consultant
0450 033 056

AUCTION



50 Ashbrook Avenue **Payneham**

4  2  3 

Contemporary Serenity Embraced by Gorgeous Rural Charm

This renovated stone-fronted character bungalow in prestigious Payneham is a testament to timeless elegance and modern comfort. Nestled on a generous allotment of 713m², this residence offers a harmonious blend of classic charm and contemporary updates. Here you can experience the essence of the Adelaide Hills lifestyle, yet bask in the luxury of being only 5 minutes (approx.) to the CBD. Perfection!

Step into the enchantment of this charming residence, where

the allure of a gorgeous white picket fence and stunning cottage flower beds welcomes you home. The meticulously maintained verandah invites you to linger, offering a glimpse into the character that awaits within. Elegant tear-drop lead-light windows, original polished timber flooring and 10ft ceilings, pay further homage to its genuine personality. Uniquely rare, this property boasts dual driveways, ensuring optimum parking convenience for you and your guests.

Auction

Saturday 3rd February 11.00am

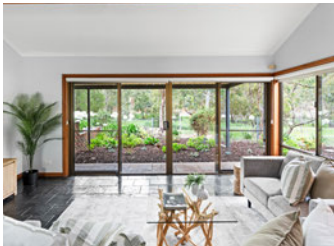
Agent



Greg Nicholls
0478 131 807

greg.nicholls@ljhadelaidemetro.com.au

AUCTION



13 Fayden Drive **Paradise**

4  2  2 

Live in Complete Harmony with Linear Park!

This stunning home, graced with soul-defining views, is a haven of tranquility. Nestled in a serene corner position within a quiet cul-de-sac, this property offers a unique and peaceful lifestyle.

Imagine waking up to panoramic views of Linear Park, where the soothing sounds of the native birds envelop you in a cocoon of calmness. Located just a short 15-minute (approx.) drive from the Adelaide CBD, this home seamlessly blends the allure of nature with urban convenience.

The thoughtful design and impeccable attention to detail make this property a dream come true for those seeking a harmonious balance between modern open-plan living and connection to nature.

Step through the door of this unique residence and unveil two wonderful living areas that redefine versatility. Whether used as entertaining hubs, a cosy reading nook, or a creative workspace, the possibilities are endless.

Auction

Saturday 3rd Feb at 2.00pm

Agent



Greg Nicholls
0478 131 807

greg.nicholls@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

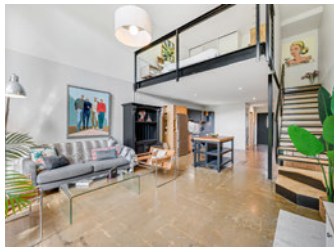
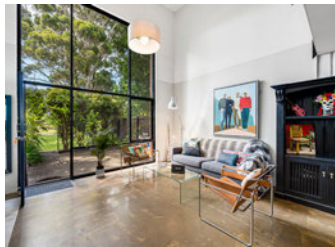
marie.brus@ljhadelaidemetro.com.au



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au



7/52a Henry Street **Stepney**

2 1 1

New York warehouse-style townhouse in Stepney

Situated within the tightly held, highly sought-after Distillery Works complex, this townhouse offers fantastic lifestyle opportunities. Ideal living spaces, soaring ceilings and featuring a garden courtyard with highly desirable northern aspect. Step into your private eden, with access to and overlooking the renowned Linde Reserve enhancing the appeal and charm of this fabulous property.

Discover the idyllic lifestyle that awaits you in up-and-coming Stepney. This New York Loft

warehouse-style townhouse offers a trendy and unique home. Tucked away discreetly, be pleasantly surprised by the privacy and seclusion providing an amazing outlook directly onto the stunning, ancient White Gums above and the your own slice of Central Park below.

Explore a lifestyle that breaks free from the mundane, where industrial chic meets modern comfort. A short stroll to The Maid, Little Bang Brewery and Norwood shopping precinct.

For Sale

Contact Agent

Agent



Michele Alexandrou
0411 226 600

michele.alexandrou@ljhadelaidemetro.com.au



Luke Mitchell
0411 703 055

luke.mitchell@ljhadelaidemetro.com.au



2D Mackirdy Street **Fulham**

3 2 2

Tranquil Tree-Lined Living with Modern Elegance

Welcome to your dream home, built in 2023, nestled in a serene tree-lined street that exudes charm and tranquility. This modern abode boasts a perfect blend of contemporary design and functional elegance, offering a lifestyle of comfort and convenience.

Upon entering, you are greeted by an abundance of natural light that floods the space, creating a warm and inviting atmosphere throughout. The ground floor features a spacious open plan kitchen, living, and dining area, providing the ideal setting for both relaxation and entertaining.

The large kitchen is a culinary enthusiast's delight, with plenty of work space, cabinetry, and storage, ensuring that every chef's needs are met. A powder room downstairs adds to the convenience of daily living.

This three-bedroom haven includes built-in robes in bedrooms two and three, while the main bedroom is a true retreat, featuring a walk-in robe and ensuite for added luxury and privacy. A second living area awaits, offering flexibility and additional space for relaxation or recreation.

For Sale

\$1,300,000

Agent



Julian Rullo
0407 846 417

julian.rullo@ijhadelaidemetro.com.au



George De Vizio
0412 392 158

gdevizio@ijhadelaidemetro.com.au



8 Fayden Drive **Paradise**

3 2 3

Health is Wealth on one of the Best Streets in Adelaide!

If you have ever dreamt of living in complete Paradise, this home delivers a private sanctuary seldom found. Even the drive to your front door is simply breathtaking, past the beautiful character homes, wide streets and lush river views.

The ground floor is packed with surprises, with an essential downstairs bedroom and a handy front office space to keep everything organised. Unveiling one of this home's exceptional attributes, a spacious garage awaits all fitness and automotive enthusiasts, offering

ample room for vehicle and bike storage, while also transforming effortlessly into a personal gym for those who cherish a healthy lifestyle. A split system air-con unit and TV point provides rare comfort whether tinkering or on the treadmill.

The upper level of this exquisite residence is a true haven for relaxation and entertainment. Take in the breathtaking views of Linear Park just across the way, with only the soothing sounds of native birds and the gentle rustle of palm trees on the balcony.

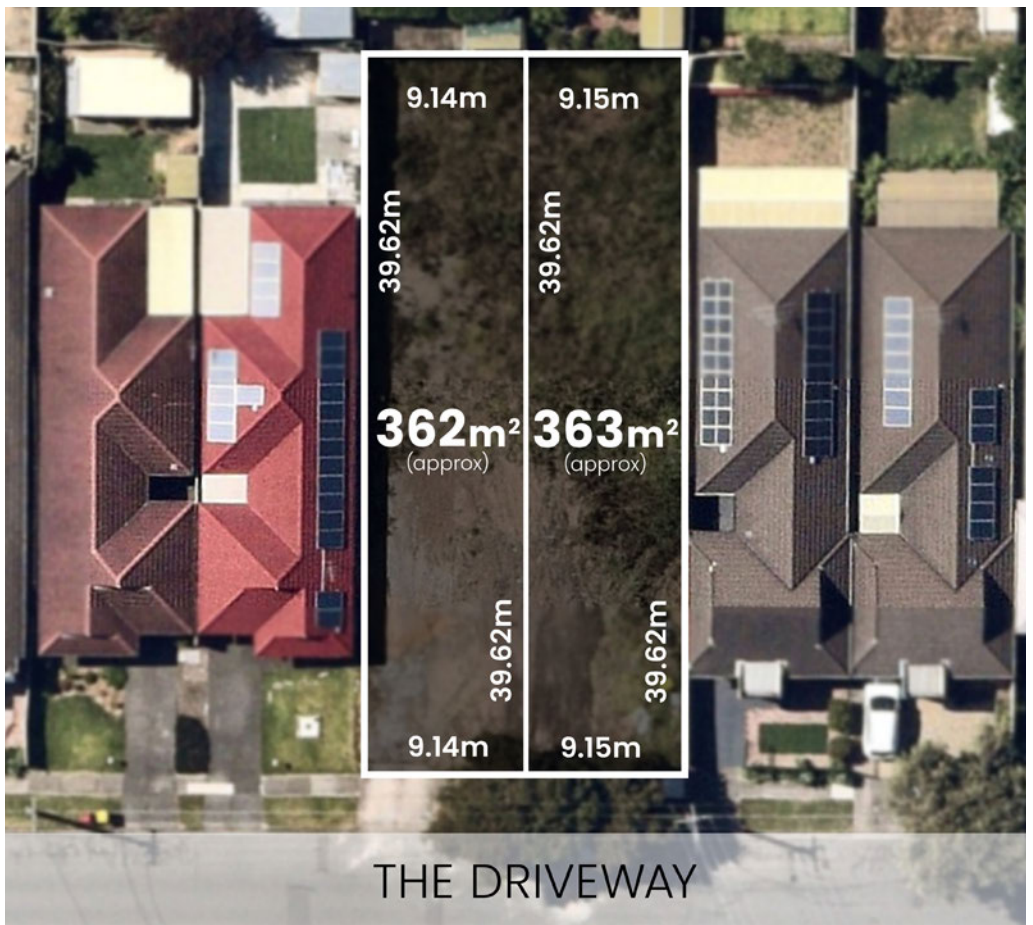
For Sale
\$1,000,000

Agent



Greg Nicholls
0478 131 807

greg.nicholls@ljhadelaidemetro.com.au



11 & 11A The Driveway **Holden Hill**

362-363m² 

Luxurious Living: A Brand New 4-Bedroom Oasis

Don't miss this limited opportunity to build a single or double storey home (STCC) on these fabulous blocks of vacant land all ready to go!

11 - Lot 1 Land size 362sqm (approximate) 9.14m2 frontage (approx.) 39.62m2 (approx.) depth (approx.)

11A - Lot 2 Land size 363sqm (approximate) 9.15m2 frontage (approx.) 39.62m2 depth (approx.)

Enjoy lovely walks to and around the Hope Valley Reservoir, and take advantage of the property's close proximity to Tea Tree Plaza,

the O'bahn Busway, Modbury Medical Centre, Kildare College and many other schools and amenities.

Choose your own builder and get started now! Don't forget this property is Torrens-titled, over 9 metre frontage, 362m² & 363m² allotment approx. and in a fabulous location. Be the envy of your friends and family as you create a slice of paradise in this highly sought after part of Holden Hill.

The potential of Holden Hill has never been more palpable than at 11 & 11A The Driveway.

For Sale

\$399,000 - \$405,000

Agent



Michele Alexandrou
0411 226 600

michele.alexandrou@ijhadelaidemetro.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



Mario Bonomi
0412 080 993

mario.bonomi@ljhcommercialadelaide.com.au

Recent Sales Results



SOLD AT AUCTION

Payneham
5 Ruby Street

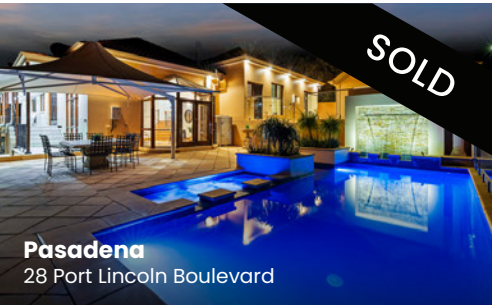
\$1,096,000



SOLD AT AUCTION

Smithfield
8 Moulds Crescent

\$428,000



SOLD

Pasadena
28 Port Lincoln Boulevard



SOLD PRIOR TO AUCTION

Rostrevor
252B Montacute Road



SOLD

Glengowrie
5/65 Helmsdale Avenue

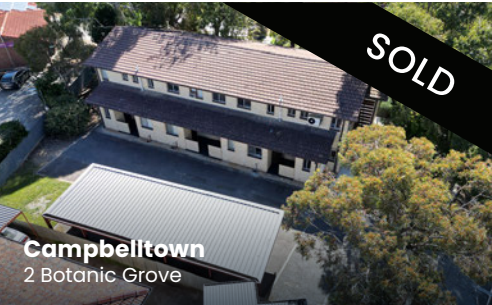
Recent Sales Results



A single-story brick house with a tiled roof, a front porch with a gabled roof, and a green lawn. A red banner in the top right corner reads "SOLD AT AUCTION".

Trinity Gardens
6 Aveland Avenue

\$1,570,000



An aerial view of a two-story house with a dark roof and a large driveway. A black banner in the top right corner reads "SOLD".

Campbelltown
2 Botanic Grove



A modern three-story apartment building with glass balconies and a grey facade. A black banner in the top right corner reads "SOLD".

Lightsview
7 Gill Road



A single-story brick house with a red roof and a front porch. A black banner in the top right corner reads "SOLD".

Rostrevor
252B Montacute Road



A single-story brick house with a red roof and a front porch. A red banner in the top right corner reads "SOLD AT AUCTION".

Tranmere
4 Yongala Street

\$1,539,000



JOIN US ON
WeChat

欢迎关注我们的微信公众号

LJHOOKER ADELAIDE METRO



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

 **LJ Hooker**
Commercial
Adelaide



Adelaide

3209/32-38 Grote Street

Elevate Your Lifestyle with these Lavish Apartments at Victoria Tower Adelaide

For Sale

\$1,320,000



Albee Liang

0431 427 362



Michele Alexandrou

0411 226 600

3 2 1



Under Contract

Athelstone

28B Ryan Avenue

Serene Family Haven is an Architectural Masterpiece

For Sale

Contact Agent



Doris He

0423 707 585



Justin Li

0422 221 162

4 2 1



Beulah Park

1B Thornbury Street

LAND yourself here!

For Sale

Contact Agent



Troy Tyndall

0401 661 997



Luke Mitchell

0411 703 055

362m²



Campbelltown

24 Chapel Street

Coming July 2024 approx

For Sale

Contact Agent



Greg Nicholls

0478 131 807

4 3 2



Croydon Park

11a Charron Road

Build your Dream Home!

For Sale

\$490,000



Michele Alexandrou

0411 226 600

300m²



JUST SOLD

Enfield

66A Watson Avenue

Tranquil 3 Bedroom Home on an Easy Care Allotment

Sold

Contact Agent



Julian Rullo

0407 846 417



George De Vizio

0412 392 158

3 1 1

JUST SOLD



Felixstow

3/31 Briar Road

Freestanding unit near
Linear Park

Sold

Contact Agent

2 1 1



Marie Brus
0418 844 502



Sam Derbali
0450 033 056



Fulham

2D Mackirdy Street

Tranquil Tree-Lined Living
with Modern Elegance

For Sale

\$1,300,000

3 2 2



Julian Rullo
0407 846 417



George De Vizio
0412 392 158

JUST SOLD



Fulham

1A La Jolla Avenue

Luxurious Living: A Brand New
4-Bedroom Oasis

Sold

Contact Agent

4 3 2



Julian Rullo
0407 846 417



George De Vizio
0412 392 158

JUST SOLD



Greenacres

42A Whysall Road

Charming Torrens-Titled 2
Bedroom Homette

Sold

Contact Agent

2 1 2



George De Vizio
0412 392 158



Julian Rullo
0407 846 417



Highbury

65C Valley View Drive

A Slice of Eden

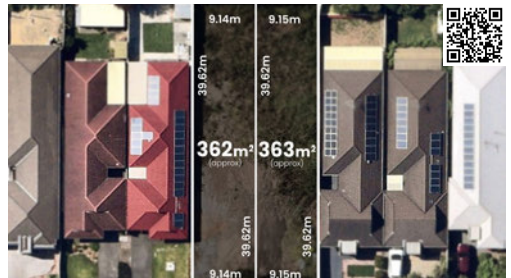
For Sale

\$390,000 - \$420,000



Greg Nicholls
0478 131 807

350m2



Holden Hill

Lot 1 & 2/11 The Driveway

Weeks Home & Land Package

For Sale

\$399,000 - \$405,000



Michele Alexandrou
0411 226 600



Luke Mitchell
0411 703 055

362-363m2



Panorama

38A O'Neil Street

Exceptional Panorama Living: Your Invitation to a Prestige Lifestyle

For Sale

\$780,000 to \$830,000



Doris He
0423 707 585



Justin Li
0422 221 162

3 2 1



Paradise

8 Fayden Drive

Health is Wealth on one of the Best Streets in Adelaide!

For Sale

\$950,000 - \$990,000



Greg Nicholls
0478 131 807

3 2 3



AUCTION

Paradise

13 Fayden Drive

Live in Complete Harmony with Linear Park!

Auction

Saturday 3rd February at 2.00pm



Greg Nicholls
0478 131 807

4 2 2



Paradise

15/3 Belperio Court

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

For Sale

Contact Agent



Greg Nicholls
0478 131 807

3 2 1



Paradise

4 Creekview Road

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

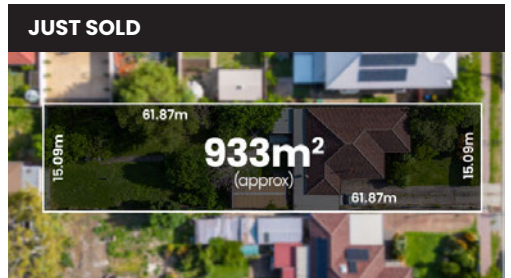
For Sale

Contact Agent



Greg Nicholls
0478 131 807

348m²



JUST SOLD

Paradise

4 Avenue Road

Craft your ideal family home or embark on a development venture!

Sold

Contact Agent



George De Vizio
0412 392 158



Julian Rullo
0407 846 417



Parkside

1D Birks Street

Living in the heart of Parkside

For Sale

Contact Agent

4 3 2



Albee Liang
0431 427 362



Michele Alexandrou
0411 226 600



Payneham

50 Ashbrook Avenue

Contemporary Serenity Embraced
by Gorgeous Rural Charm

Auction

\$1,200,000

Saturday 3rd February at 11.00am

4 2 3



Greg Nicholls
0478 131 807



Sellicks Hill

3737 Main South Road

Award Winning Vineyard
with sensational views

For Sale

Contact Agent

3 1 10ha



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



Stepney

7/52a Henry Street

New York warehouse-style
townhouse in Stepney

For Sale

Contact Agent

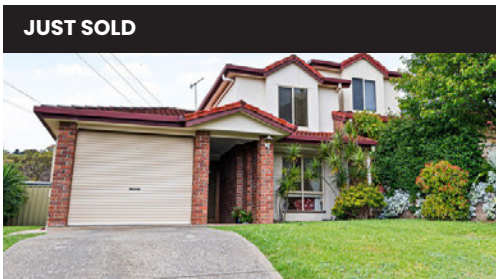
2 1 1



Michele Alexandrou
0411 226 600



Luke Mitchell
0411 703 055



JUST SOLD

Teringie

1/3 Flame Court

Charming 3-Bedroom Home,
A True Gem Awaits!

For Sale

\$695,000 - \$725,000

3 2 1



George De Vizio
0412 392 158



Julian Rullo
0407 846 417



Toorak Gardens

9 Chatsworth Grove

Timeless Bungalow with
Designer Additions

Best Offers By

Tuesday 23rd January 3pm

5 3 4



Marie Brus
0418 844 502



Mark Brus
0408 389 544

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

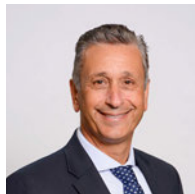
Lease your home with LJ Hooker
and earn 10,000 Qantas Points

FREQUENT
FLYER



|  **LJ Hooker**

Property Management Team



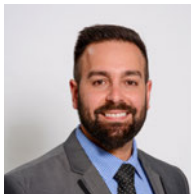
Claude Buccella

Director
0419 394 110



Kirsty Clark

Business Development Manager
0422 005 721



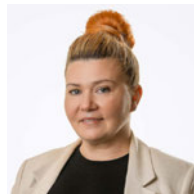
Matthew Panozzo

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



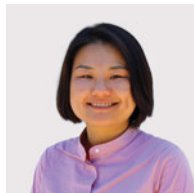
Jenny D'Angelo

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

10 Salop Street Beulah Park	 4  2  2 Available 16 Jan	Rent Bond	\$700/wk \$2,800	Jiawen Gao 0422 571 024
15 Hampton Street Brooklyn Park	 3  1  1 Available 19 Jan	Rent Bond	\$560/wk \$2,240	Amanda Walasek 0431 017 416
5B Peter Avenue Campbelltown	 3  2 2 Available Now	Rent Bond	\$950/wk \$5,700	Jessica Dimasi 0413 041 287
27 Gwynne Street Firle	 3  1  1 Available 20 Dec	Rent Bond	\$525/wk \$2,100	Jackson Dodwell 0434 079 463
1/20 Ethel Street Forestville	 1  1  1 Available Now	Rent Bond	\$380/wk \$2,280	Jessica Dimasi 0413 041 287
15 Cedar Crescent Glenside	 3  2  2 Available Now	Rent Bond	\$660/wk \$2,640	Amanda Walasek 0431 017 416
30 Wingate Street Greenacres	 3  2  1 Available 16 Jan	Rent Bond	\$620/wk \$2,480	Jiawen Gao 0422 571 024
10 Wensleydale Ave Hectorville	 3  1  1 Available 15 Jan	Rent Bond	\$500/wk \$2,000	Keith Brown 0402 353 240
106 Montacute Road Hectorville	 3  1  2 Available Now	Rent Bond	\$500/wk \$2,000	Jackson Dodwell 0434 079 463
26/9 OG Road Klemzig	 2  1  1 Available 20 Dec	Rent Bond	\$420/wk \$1,680	Jackson Dodwell 0434 079 463
8 Mariner Street Linden Park	 5  3  2 Available Now	Rent Bond	\$1,650/wk \$9,900	Jiawen Gao 0422 571 024

12A Palumbo Avenue Newton	 4  2  2 Available Now	Rent \$730/wk Bond \$2,920	Jackson Dodwell 0434 079 463
7 Foremost Court North Haven	 4  2  2 Available Now	Rent \$685/wk Bond \$2,740	Jiawen Gao 0422 571 024
8 Abingdon Way Northgate	 4  2  2 Available Now	Rent \$700/wk Bond \$2,800	Matthew Panozzo 0405 224 369
19 Scott Street Sefton Park	 3  1  2 Available Now	Rent \$525/wk Bond \$2,100	Jiawen Gao 0422 571 024
95 Seaview Road Tennyson	 4  2  4 Available 2 Feb	Rent \$2,000/wk Bond \$12,000	Kirsty Clark 0422 005 721
29 Tennyson Avenue Tranmere	 4  1  3 Available Now	Rent \$545/wk Bond \$2,180	Matthew Panozzo 0405 224 369
26A Allan Street Vista	 4  2  2 Available 19 Jan	Rent \$650/wk Bond \$2,600	Jenny D'Angelo 0447 347 284
47 Devonshire Street Walkerville	 3  2  2 Available 15 Jan	Rent \$1,100/wk Bond \$6,600	Jiawen Gao 0422 571 024

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@ljhadelaidemetro.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.

Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

COMMERCIAL PROPERTY GUIDE

DECEMBER 2023

**PLEASE
TAKE ONE**



 **LJ Hooker**
Commercial Adelaide

RLA 231 015

LJ Hooker Commercial Adelaide

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 KALIKATZAROS
Business Systems
Operator



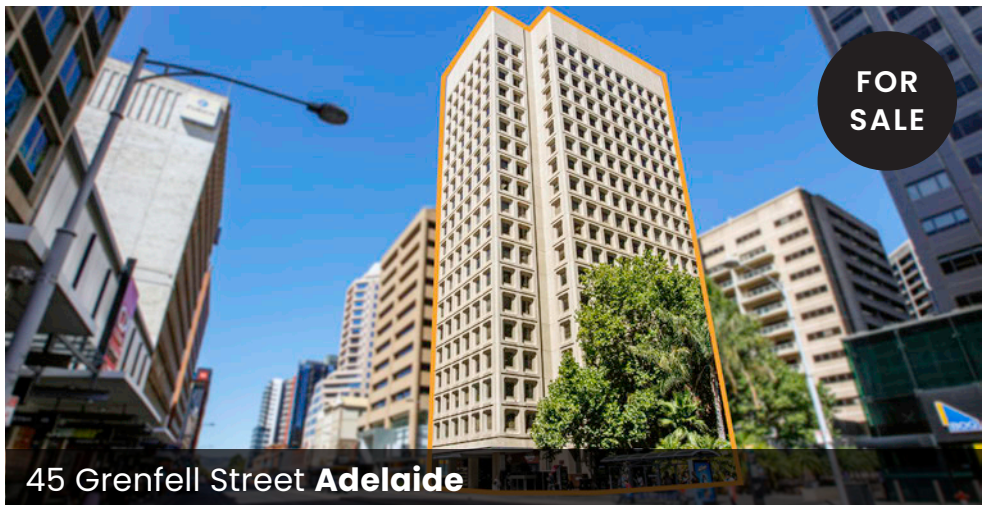
MICHELINA DE MEO
Administration



LAUREN DETULLIO
Administration



SALLY CUNNINGHAM
Administration



45 Grenfell Street **Adelaide**

Unrivalled Location, Unprecedented Potential

For Sale

Contact Agent

Build Area

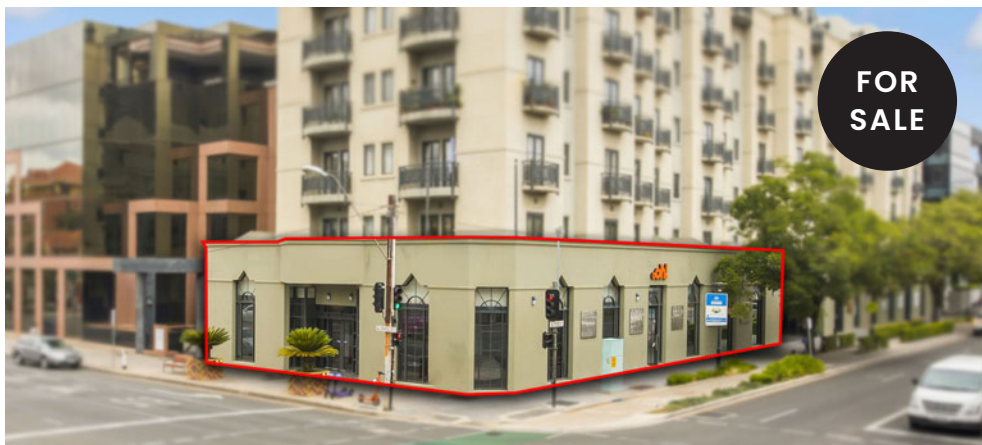
12,771 sqm



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



Lots 1/187 Grenfell Street **Adelaide**

East End Leased Investment

For Sale

Contact Agent

Build Area

462 sqm



Mark Tettis
0433 139 892



Charles Parletta
0412 825 186



164 Port Road **Alberton**

Substantial Island Site along Port Road

For Sale

Contact Agent

Build Area

493 sqm



Mark Tettis
0433 139 892



Fendi Klementou
0426 258 030



205 Glen Osmond Road **Frewville**

Lucrative Commercial Investment Opportunity in Frewville

For Sale

Contact Agent

Build Area

412 sqm

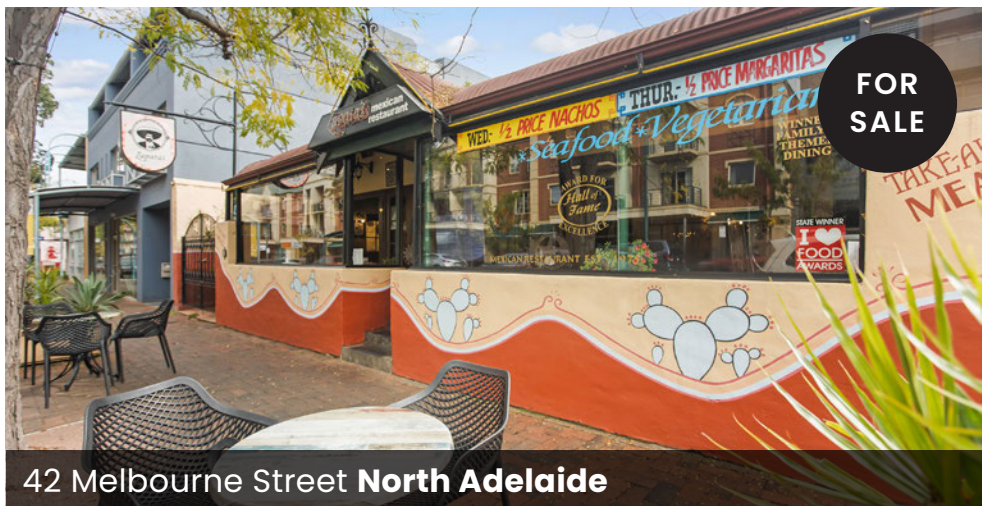


Mario Bonomi
0412 080 993



Fendi Klementou
0426 258 030

Disclaimer: all build and land areas are approximate



**FOR
SALE**

42 Melbourne Street North Adelaide

Landmark Investment Opportunity with Re-Development Potential

Auction

Contact Agent

Build Area

423 sqm



Mario Bonomi

0412 080 993



**FOR
SALE**

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



**FOR
SALE**

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



**FOR
SALE**

583 Marion Road South Plympton

Lucrative Marion Road Investment

For Sale

Contact Agent

Land Area

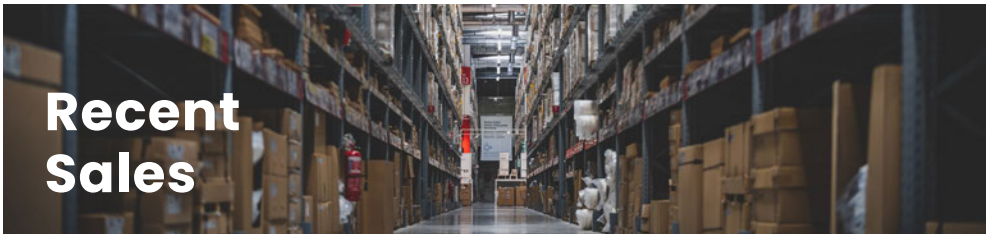
710 sqm



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

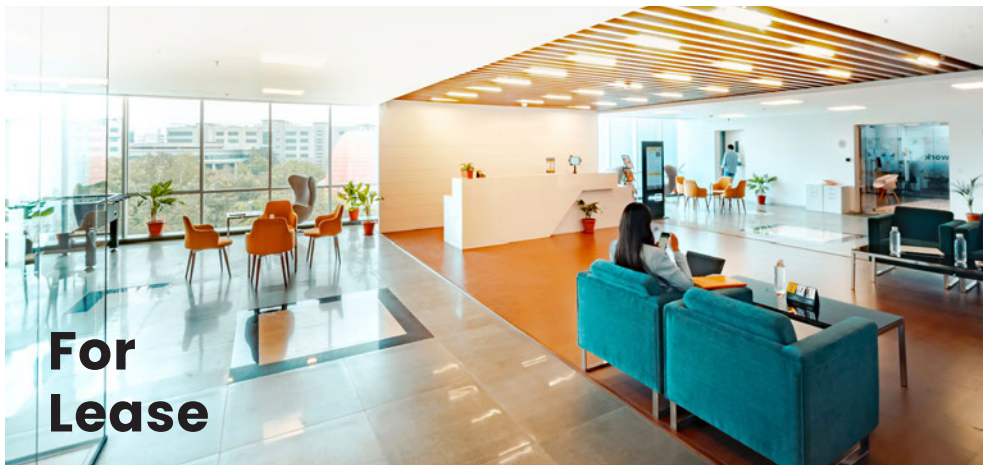


Dry Creek

13 Magazine Road, Lot 76&77 Pratt Street

Land area: 547 sqm

Disclaimer: all build and land areas are approximate



For Lease



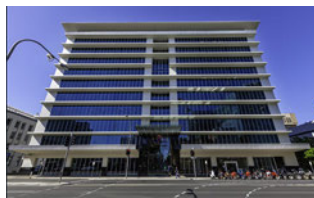
Adelaide

101 Grenfell Street

Character Office Space in the CBD

Build Area	Lease Price
90-1,650 sqm	\$450 gross p/sqm

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



Adelaide

Level 2 & 11/81 Flinders Street

Prime Location With Flexible Office Space

Build Area	Lease Price
450 sqm	Contact Agent

Contact **Mario Bonomi**
0412 080 993



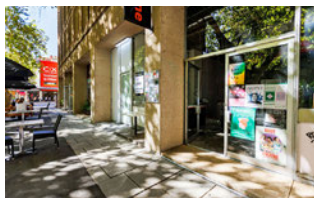
Adelaide

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



College Park

45 Payneham Road

Character Charm in College Park

Build Area	Lease Price
136 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987

Mark Tettis
0433 139 892



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



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



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



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

238 Unley Road

High Exposure Retail on Unley Road

Build Area	Lease Price
105 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030



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



Wingfield

1-3 George Street

Hardstand with Shed

Land Area	Lease Price
1427 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892

Stan Tettis
0409 286 820



Recent Leases



Salisbury Heights
3/20 Canterbury Drive

Build area: 400 sqm



Mallala
2A Adelaide Road

Build area: 230 sqm



Campbelltown
56/7 Lower North East Road

Land area: 1,270 sqm
Build area: 320.6 sqm



Mawson Lakes
Suite 1/2-4 Hurtle Square

Build area: 96 sqm



Walkerville
Part Ground Floor/33 Warwick Street

Build area: 145 sqm



Kilburn
Shed 2, 14/555 Churchill Road

Land area: 214 sqm



Norwood
57 Kensington Road

Build area: 98 sqm



Newton
40 Stradbroke Road

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

Disclaimer: all build and land areas are approximate

Connect with us

LJ HOOKER COMMERCIAL ADELAIDE

Ground Floor, 81 Flinders Street,
Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

adelaide.ljhcommercial.com.au

