

PROPERTY GUIDE

Edition 19.04.24



**PLEASE
TAKE ONE**

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

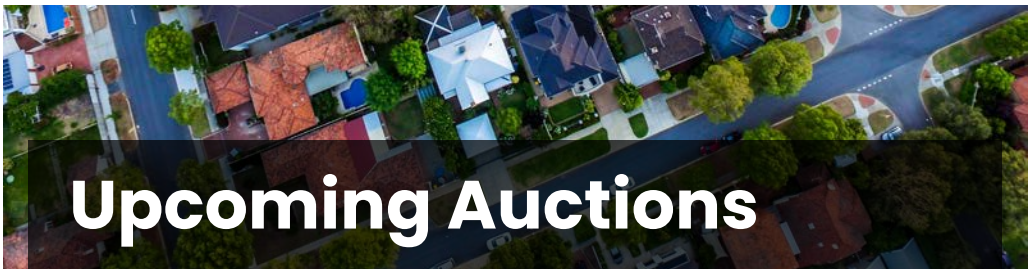
St Peters Office

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



Upcoming Auctions

4 Ellis Street, Magill	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	Saturday 20th April at 11.00am
2 / 9 Ellerslie Street, Kensington Gardens	Kay Morris 0411 181 249		Saturday 20th April at 12.30pm
14 / 67 Conyngham Street, Glenside	Marie Brus 0418 844 502	Luke Mitchell 0411 703 055	Sunday 21st April at 11.00am
55 Elizabeth Street, Norwood	Michele Alexandrou 0411 226 600		Saturday 4th May at 12.30pm



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





Open Inspections

Saturday 20th April

4 Ellis Street, Magill

Sam Derbali
0450 033 056

Marie Brus
0418 844 502

10:30am to 11:00am

2 / 3 Belperio Court, Paradise

Greg Nicholls
0478 131 807

11:30am to 12:00pm

11 Wilpena Avenue, Klemzig

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

11:30am to 12:00pm

2 / 9 Ellerslie Street, Kensington Gardens

Kay Morris
0411 181 249

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

14 Winta Way, Lightsvew

Marie Brus
0418 844 502

Mark Brus
0408 389 544

12:30pm to 1:00pm

1 Orange Grove Circuit, Dernancourt

Luke Mitchell
0411 703 055

Doris He
0423 707 585

1:00pm to 1:30pm

204 / 256 The Parade, Norwood

Troy Tyndall
0401 661 997

1:15pm to 1:45pm

14 Teringie Drive, Teringie

Sam Derbali
0450 033 056

Marie Brus
0418 844 502

1:30pm to 2:00pm

132A Montacute Road, Hectorville

Doris He
0423 707 585

Troy Tyndall
0401 661 997

2:15pm to 2:45pm

14 / 67 Conyngham Street, Glenside

Marie Brus
0418 844 502

Luke Mitchell
0411 703 055

2:30pm to 3:00pm



Open Inspections

Sunday 21st April

14 / 67 Conyngham Street, Glenside	Marie Brus 0418 844 502	Luke Mitchell 0411 703 055	10:30am to 11:00am
55 Elizabeth Street, Norwood	Michele Alexandrou 0411 226 600	Luke Mitchell 0411 703 055	1:00pm to 1:30pm
2 / 3 Belperio Court, Paradise	Greg Nicholls 0478 131 807		1:00pm to 1:30pm
14 Teringie Drive, Teringie	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	1:30pm to 2:00pm
204 / 256 The Parade, Norwood	Troy Tyndall 0401 661 997		2:00pm to 2:30pm
1 Orange Grove Circuit, Dernancourt	Luke Mitchell 0411 703 055	Doris He 0423 707 585	2:00pm to 2:30pm
14 Winta Way, Lightsview	Marie Brus 0418 844 502	Mark Brus 0408 389 544	3:30pm to 4:00pm

Wednesday 24th April

14 Teringie Drive, Teringie	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	11:00am to 11:30am
55 Elizabeth Street, Norwood	Michele Alexandrou 0411 226 600	Luke Mitchell 0411 703 055	12:00pm to 12:30pm
14 Winta Way, Lightsview	Marie Brus 0418 844 502	Mark Brus 0408 389 544	1:00pm to 1:30pm

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

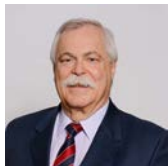
Claude Buccella
Director
0419 394 110

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



Marie Brus
0418 844 502

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

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



Luke Mitchell

0411 703 055

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



Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au

AUCTION



14 Winta Way **Lightview**

4  2  1 

Envious Low Maintenance Executive Living

With a contemporary modern design and a clever floorplan this 2022 built home offers seamless open plan living. Comprising 4 bedrooms, the master with built-in robes and ensuite.

The well equipped kitchen with walk-in pantry and dishwasher overlooks the family/meals area.

Sliding doors open out to the pavilion with decking and low maintenance rear garden.

Enjoy a leisurely walk to nearby parks and playgrounds and local cafes and eateries.

Shopping options are numerous and amenities are conveniently located.

Features:

- Remote controlled garage
- Ducted reverse cycle air conditioning
- Land size 275sqm

Auction

Saturday 4th May at 2.00pm

Agent



Marie Brus

0418 844 502

marie.brus@ljhadelaidemetro.com.au



Mark Brus

0408 389 544

mark.brus@ljhadelaidemetro.com.au

AUCTION



14 Teringie Drive **Terlingie**

3 1 2

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

This hills haven built in 1975, a pioneer of open plan living, is flooded with natural light that seamlessly flows from the lounge to the combustion heated family/ meals area.

The hub of the home is the central kitchen with adjacent study nook, both of which take in city views through the floor to ceiling windows and sliding doors. Comprising 3 bedrooms, the master with built-in robes and family bathroom.

In a tribute to 70's architecture high raked ceilings and polished timber floors feature throughout. Timber decking is adjacent the swimming pool with enjoys a tree studded back drop and city outlook.

Additional features:

- Split systems
- New dishwasher
- Double carport with storage room
- Land size 2,550sqm (approx.)

Auction

Saturday 4th May at 11.00am

Agent



Marie Brus

0418 844 502

marie.brus@jjhadelaidemetro.com.au



Sam Derbali

0450 033 056

sam.derbali@jjhadelaidemetro.com.au

AUCTION



1 Orange Grove Circuit **Dernancourt**

3  1  2 

80's Charm With Modern Convenience

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

Stepping through this home from its 1980s origins, this

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

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

Auction

Saturday 4th May at 11.00am

Agent



Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au



Doris He

0423 707 585

doris.he@ljhadelaidemetro.com.au



Lot 73 Graves Street **Newton**

✕ 12,500m²

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



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



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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

3 2 1



Michele Alexandrou
0411 226 600



Beltana

1 Fourth Street

A belter in Beltana

For Sale

\$180,000-\$200,000

2,360m²



Troy Tyndall
0401 661 997



Campbelltown

24 Chapel Street

Coming July 2024 approx

For Sale

Contact Agent

4 3 2



Greg Nicholls
0478 131 807



Croydon Park

11a Charron Road

Build your Dream Home!

For Sale

\$470,000

300m²



Michele Alexandrou
0411 226 600



AUCTION

Dernancourt

1 Orange Grove Circuit

80's Charm With Modern Convenience

Auction

Saturday 11th May at 12:30pm

3 1 2



Luke Mitchell
0411 703 055



Doris He
0423 707 585



AUCTION

Glenside

14 / 67 Conyngham Street

A Stunning Transformation in a Cosmopolitan Location

Auction

Sunday 21st April at 11.00am

3 1 2



Marie Brus
0418 844 502



Luke Mitchell
0411 703 055



Hectorville

132A Montacute Road

✂ 809m²

Discover a lifestyle enriched by natural beauty and unbeatable convenience

Best Offer by

3pm 15th April Unless Sold Prior



Doris He

0423 707 585



Lightsview

14 Winta Way

4 🛏 2 🚿 1 🚗

Envious Low Maintenance Executive Living



Marie Brus

0418 844 502

Auction

Saturday 4 May at 2:00pm



Mark Brus

0408 389 544



Hope Valley

33 Reservoir Road

698m² ✂

Land yourself here!

For Sale

Contact Agent



Luke Mitchell

0411 703 055



Kensington Gardens

2 / 9 Ellerslie Street

2 🛏 2 🚿 1 🚗

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 181 249



Klemzig

11 Wilpena Avenue

3 🛏 1 🚿 1 🚗

Versatile 3-Bedroom Home: Perfect for All

For Sale

\$780,000 - \$820,000



Julian Rullo

0407 846 417



George De Vizio

0412 392 158



Magill

4 Ellis Street

3 🛏 1 🚿 4 🚗

Exciting Opportunity in Superb Location

Auction

Saturday 20th April at 11:00am



Sam Derbali

0450 033 056



Marie Brus

0418 844 502



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



AUCTION

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



Troy Tyndall
0401 661 997

1 1 1



Paradise

2/3 Belperio Court

Charming Modern Bliss. Exclusively for the over 55's

For Sale

Contact Agent



Greg Nicholls
0478 131 807

3 2 1



Paradise

4 Creekview Road

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

For Sale

Contact Agent



Greg Nicholls
0478 131 807

348m²



Paradise

2/171 Gorge Road

Exquisite Retreat for Discerning Over 55s

For Sale

Contact Agent



Greg Nicholls
0478 131 807

2 1 1



Paradise

4 / 656 Lower North East Road

See you in Paradise!

2 1 1

For Sale

\$380,000 - \$400,000

Best Offer By

16th April @12pm.



Greg Nicholls

0478 131 807



Parkside

1D Birks Street

Living in the heart of Parkside

4 3 2

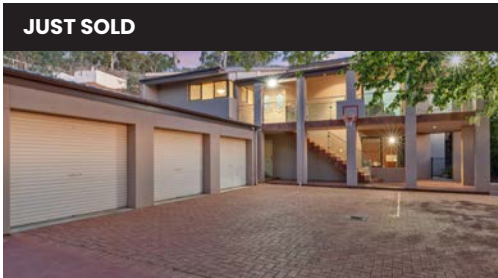
For Sale

Contact Agent



Michele Alexandrou

0411 226 600



JUST SOLD

Rostrevor

5 Heyes Court

Grand Home with Million Dollar Views

For Sale

Contact Agent

6 4 3



Justin Li

0422 221 162



George De Vizio

0412 392 158



Sellicks Hill

3737 Main South Road

Award Winning Vineyard with sensational views

For Sale

Contact Agent

3 1 10ha



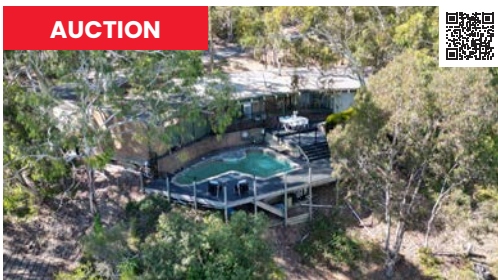
Mark Tettis

0433 139 892



Mario Bonomi

0412 080 993



AUCTION

Teringie

14 Teringie Drive

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

Auction

Saturday 4th May at 11:00am

3 1 2



Sam Derbali


0450 033 056




Marie Brus

0418 844 502

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

We can help with your
Property Management needs

Call us now!

Kirsty Clark 0422 005 721

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

FREQUENT
FLYER



|  LJ Hooker

Property Management Team



Claude Buccella
Director
0419 394 110



Kirsty Clark
Business Development Manager
0422 005 721



Matthew Panozzo
Property Investment Manager
0405 224 369



Tony Trajkovic
Property Investment Manager
0401 349 899



Amanda Walasek
Residential Leasing Agent
0431 017 416



Jackson Dodwell
Property Investment Manager
0434 079 463



Jenny D'Angelo
Property Investment Manager
0447 347 284



Jessica Dimasi
Property Investment Manager
0413 041 287



Jiawen Gao
Property Investment Manager
0422 571 024



Keith Brown
Property Investment Manager
0402 353 240



Tri Nguyen
Property Investment Manager
0423 686 219

Available Rentals

1 / 4 Mundon Street
Campbelltown



Available Now

Rent \$600/wk

Bond \$2,400

Matthew Panozzo

0405 224 369

1 / 5a Catherine Street
College Park



Available Now

Rent \$530/wk

Bond \$2,120

Jiawen Gao

0422 571 024

33 Teakle Street
Exeter



Available Now

Rent \$575/wk

Bond \$2,300

Matthew Panozzo

0405 224 369

7 / 10 Connor Street
Glanville



Available 3rd May

Rent \$400/wk

Bond \$1,600

Jackson Dodwell

0434 079 463

29 Valley Road
Highbury



Available Now

Rent \$575/wk

Bond \$2,160

Keith Brown

0402 353 240

8A Zircon Crescent
Highbury



Available Now

Rent \$650/wk

Bond \$2,600

Matthew Panozzo

0405 224 369

17 Karina Crescent
Holden Hill



Available 24th April

Rent \$550/wk

Bond \$2,200

Jessica Dimasi

0413 041 287

158 Lyons Road
Holden Hill



Available 20th April
























Rent \$520/wk

Bond \$2,080

Keith Brown

0402 353 240

Available Rentals

19 Whitbread Avenue Klemzig	 3  2  2 Available Now	Rent \$700/wk Bond \$2,800	Jenny D'Angelo 0447 347 284
8 Mariner Street Linden Park	 5  3  2 Available Now	Rent \$1,480/wk Bond \$8,880	Jiawen Gao 0422 571 024
12A Facit Avenue Newton	 4  2  1 Available 26th April	Rent \$675/wk Bond \$2,700	Jenny D'Angelo 0447 347 284
213B Montacute Road Newton	 3  1  1 Available Now	Rent \$600/wk Bond \$2,400	Keith Brown 0402 353 240
4 / 186 Jeffcott Street North Adelaide	 2  1  1 Available Now	Rent \$540/wk Bond \$2,160	Jenny D'Angelo 0447 347 284
9 Vernon Street Norwood	 2  1 Available Now	Rent \$520/wk Bond \$2,080	Jessica Dimasi 0413 041 287
4/41 Osmond Terrace Norwood	 3  2  3 Available Now	Rent \$800/wk Bond \$3,200	Tri Nguyen 0423 686 219
4 / 18 Sando Avenue Tranmere	 2  1  1 Available Now	Rent \$440/wk Bond \$1,760	Jackson Dodwell 0434 079 463

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 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?

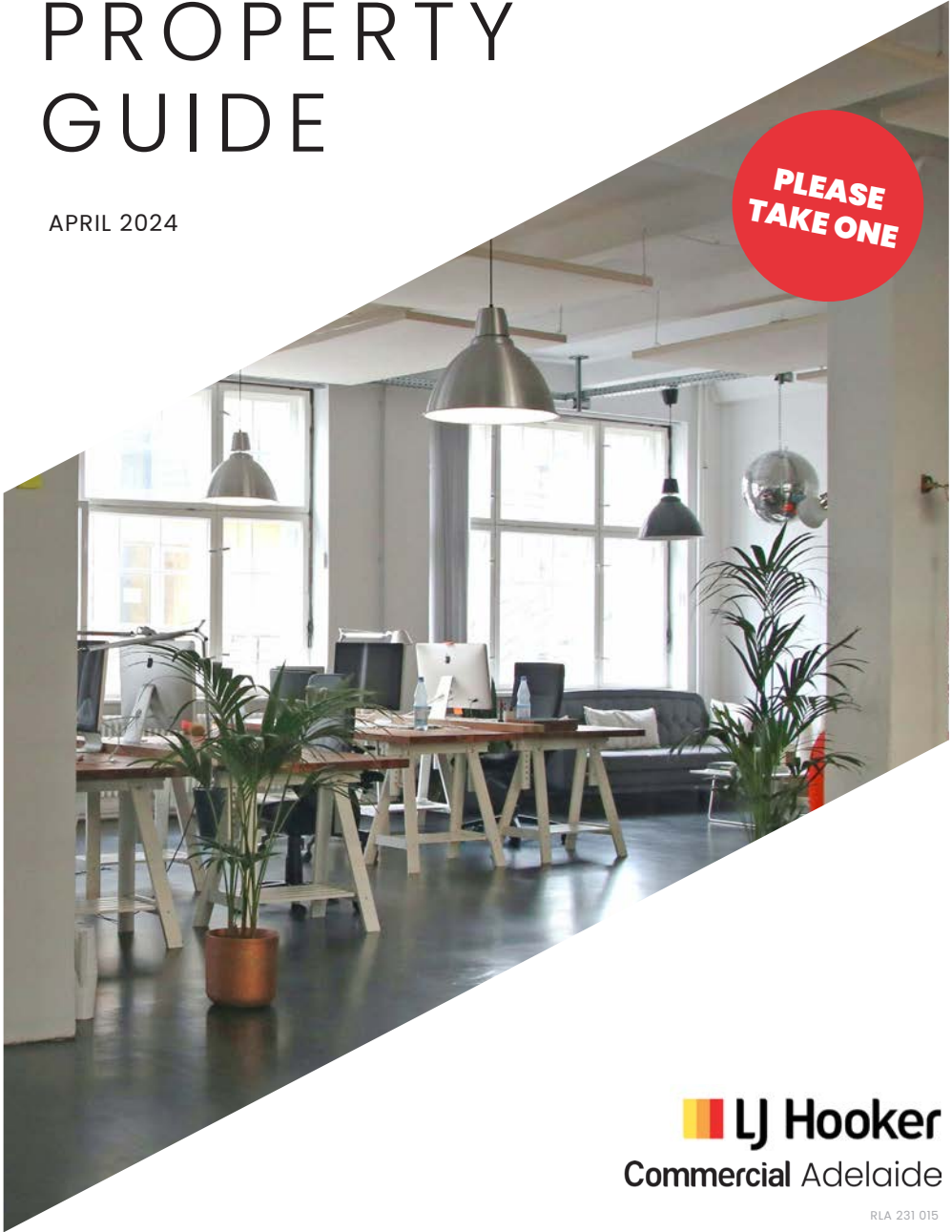
For more information on these matters visit: www.cbs.sa.gov.au

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

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



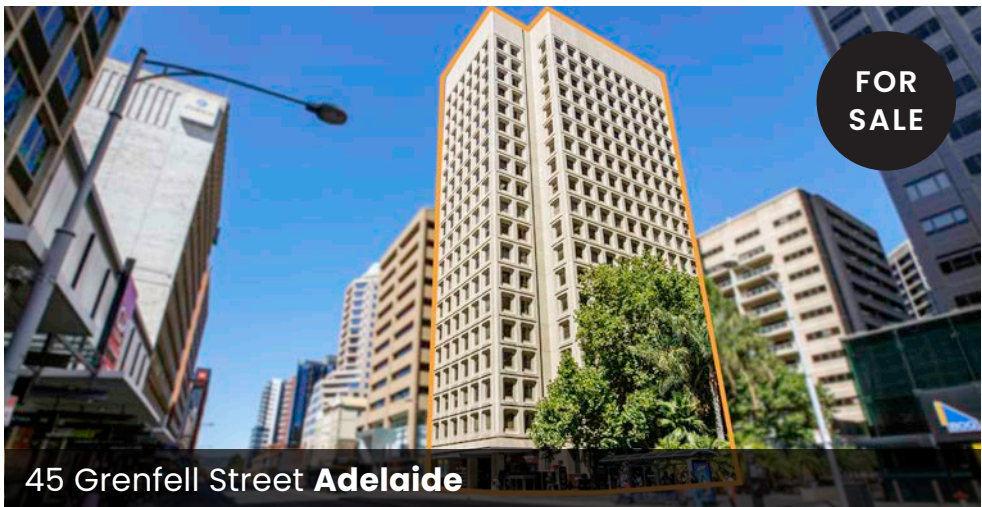
VANESSA KALUKATZAROS
Business Systems
Operator



MICHELINA DE MEO
Administration



LAUREN DETULLIO
Administration



45 Grenfell Street **Adelaide**

Unrivalled Location, Unprecedented Potential

For Sale

Contact Agent

Build Area

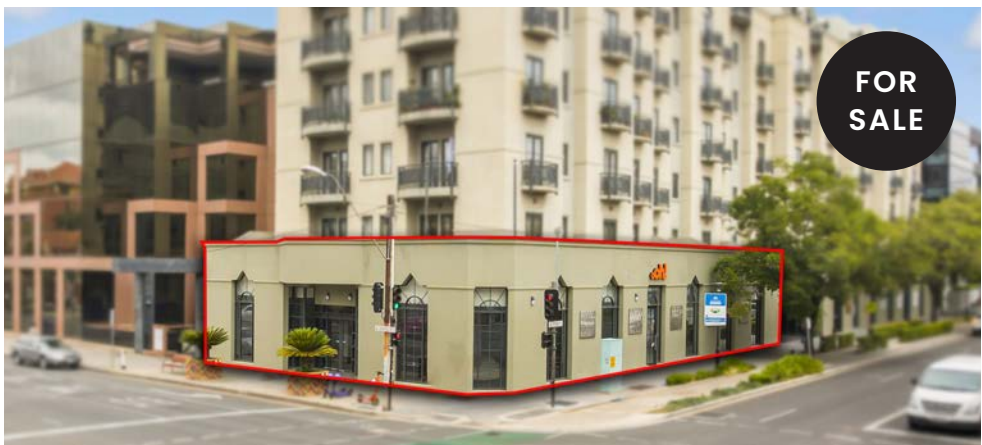
12,771 sqm



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

For Sale	Contact Agent
Build Area	412 sqm



Mario Bonomi
0412 080 993



Fendi Klementou
0426 258 030



**FOR
SALE**

1 Jan Street Newton

Unique Commercial Opportunity

Auction	Contact Agent
Build Area	288 sqm



Mark Tettis
0433 139 892



Claude Buccella
0419 394 110

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

UNDER CONTRACT



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

Disclaimer: all build and land areas are approximate



**FOR
SALE**

55 Oaklands Road Somerton Park

Versatile Main Road Investment With Development Upside

For Sale	Contact Agent
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

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

For Sale	Contact Agent
Build Area	621 sqm



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



FOR SALE

Unit 19 / 33 Warwick Street Walkerville

Entry Level Investment

For Sale	Contact Agent
Floor Area	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

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 2/81 Flinders Street

A-Grade CBD Building with Flexible Office Space

Build Area	Lease Price
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

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
462 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



Belair

Shops 8 & 9/6-10 Main Road

Be at Belair Vines

Build Area	Lease Price
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

Build Area	Lease Price
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

Build Area	Lease Price
75 sqm	Contact Agent

Contact **Fendi Klementou**
0426 258 030

Rino Pancione
0417 822 987



Cowandilla

188 Sir Donald Bradman Drive

GREAT LEASING OPPORTUNITY

Build Area	Lease Price
39 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987



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



Fullarton

Suite 5/224-226 Glen Osmond Road

Modern Quality Office

Build Area	Lease Price
233 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892



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



Hillcrest

Ground Floor/132-134 Fosters Road

One Tenancy Available

Build Area	Lease Price
76 sqm	Contact Agent

Contact Mark Tettis
0433 139 892

Rino Pancione
0417 822 987



Holden Hill

5/30 Jacobsen Crescent

Affordable Office/Warehouse

Build Area	Lease Price
309 sqm	Contact Agent

Contact Mark Tettis
0433 139 892

Rino Pancione
0417 822 987



Kent Town

8/27 College Road

City Fringe Office

Build Area	Lease Price
84 sqm	Contact Agent

Contact Mario Bonomi
0412 080 993



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



Maylands

3 / 163-165 Magill Road

HIGH EXPOSURE AND GREAT ACCESS

Build Area	Lease Price
80 sqm	Contact Agent

Contact Rino Pancione
0417 822 987



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

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

Build Area	Lease Price
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

Build Area	Lease Price
117 sqm	Contact Agent

Contact **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



Smithfield

Shop 3/2 Anderson Walk

Prominent Retail/Office Space

Build Area	Lease Price
107 sqm	Contact Agent

Contact **Mark Tettis**
0433 139 892



St Morris

441 Magill Road

Prominent Location With Great Exposure

Build Area	Lease Price
119 sqm	Contact Agent

Contact **Rino Pancione**
0417 822 987



Stepney

Rear Tenancy / 128B Payneham Road

Office or Ghost Kitchen Opportunity

Build Area	Lease Price
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

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



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

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Ground Floor, 81 Flinders Street,

Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

adelaide.ljhcommercial.com.au

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