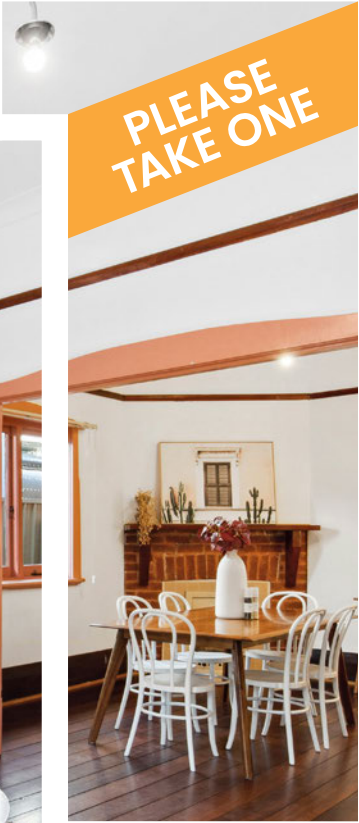
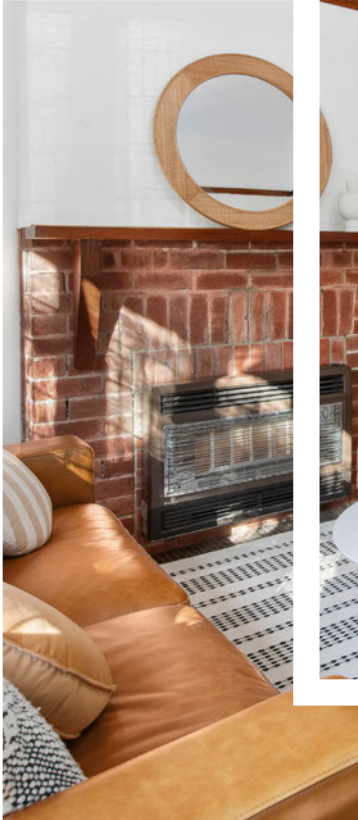


PROPERTY GUIDE

Edition 26.04.24



When you know It's time to explore Australia

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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

14 Teringie Drive, Teringie

Marie Brus
0418 844 502

Sam Derballi
0450 033 056

Saturday 4th May at 11.00am

55 Elizabeth Street, Norwood

Michele Alexandrou
0411 226 600

Luke Mitchell
0411 703 055

Saturday 4th May at 12.30pm

14 Winta Way, Lightsview

Marie Brus
0418 844 502

Mark Brus
0408 389 544

Saturday 4th May at 2.00pm

10 Bevington Road, Glenunga

Doris He
0423 707 585

Marie Brus
0418 844 502

Saturday 11th May at 11.00am

1 Orange Grove Circuit, Dernancourt

Luke Mitchell
0411 703 055

Doris He
0423 707 585

Saturday 11th May at 12.30pm

30 Pelsaert Avenue, Fairview Park

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

Saturday 11th May at 2.00pm

8 / 14 Talinga Avenue, Kilburn

Luke Mitchell
0411 703 055

Salam Dawood
0478 360 155

Saturday 11th May at 3.30pm



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 27th April

55 Elizabeth Street, Norwood

Michele Alexandrou
0411 226 600

Luke Mitchell
0411 703 055

10:00am to 10:30am

132A Montacute Road, Hectorville

Doris He
0423 707 585

10.45am to 11.15am

14 Teringie Drive, Teringie

Sam Derbali
0450 033 056

Marie Brus
0418 844 502

11:00am to 11:30am

2 / 3 Belperio Court, Paradise

Greg Nicholls
0478 131 807

11:30am to 12:00pm

8 / 14 Talinga Avenue, Kilburn

Luke Mitchell
0411 703 055

Salam Dawood
0478 360 155

11:30am to 12:00pm

10 Bevington Road, Glenunga

Doris He
0423 707 585

Marie Brus
0418 844 502

12:30pm to 1:00pm

30 Pelsaert Avenue, Fairview Park

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

12:45pm to 1:15pm

14 Winta Way, Lightview

Marie Brus
0418 844 502

Mark Brus
0408 389 544

3:00pm to 3:30pm

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



Open Inspections

Sunday 28th April

| | | | |
|---------------------------------------|------------------------------------|-------------------------------|--------------------|
| 14 Teringie Drive, Teringie | Sam Derbali 0450 033 056 | Marie Brus 0418 844 502 | 11:00am to 11:30am |
| 14 Winta Way, Lightsview | Marie Brus 0418 844 502 | Mark Brus 0408 389 544 | 12:30pm to 1:00pm |
| 2 / 3 Belperio Court, Paradise | Greg Nicholls 0478 131 807 | | 1:00pm to 1:30pm |
| 55 Elizabeth Street, Norwood | Michele Alexandrou 0411 226 600 | Luke Mitchell 0411 703 055 | 1:00pm to 1:30pm |
| 10 Bevington Road, Glenunga | Doris He 0423 707 585 | Marie Brus 0418 844 502 | 1:30pm to 2:00pm |

Monday 29th April

| | | | |
|------------------------------------|--------------------------|----------------------------|--------------------|
| 10 Bevington Road, Glenunga | Doris He 0423 707 585 | Marie Brus 0418 844 502 | 12:00pm to 12:30pm |
|------------------------------------|--------------------------|----------------------------|--------------------|

Wednesday 1st May

| | | | |
|-------------------------------------|------------------------------------|-------------------------------|--------------------|
| 14 Teringie Drive, Teringie | Sam Derbali 0450 033 056 | Marie Brus 0418 844 502 | 11:00am to 11:30am |
| 14 Winta Way, Lightsview | Marie Brus 0418 844 502 | Mark Brus 0408 389 544 | 12:00pm to 12:30pm |
| 55 Elizabeth Street, Norwood | Michele Alexandrou 0411 226 600 | Luke Mitchell 0411 703 055 | 5:00pm to 5:30pm |

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



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



10 Bevington Road **Glenunga**

2 1 2

When its all about the location

An extremely comfortable 1920s character bungalow situated on a 797sqm (approx) allotment in the heart of the eastern suburbs, within close proximity to the newly upgraded Burnside Village, the city and the gateway to the Adelaide Hills food and wine centre. Just a stone's throw away from Glenunga International High School, this location provides endless options and everyday conveniences at your fingertips.

On offer is a wonderful opportunity in a highly sought after location to renovate and extend creating a family home

on a large allotment with room for a swimming pool or a garden in which the children can play. Currently utilised as 2 bedrooms, formal lounge and dining rooms, both with fireplaces. To the rear of the home is an eat-in kitchen and family bathroom. Tall ceilings and rich timber floors feature throughout adding warmth and character to the home.

The outdoor entertaining area with vergola leads to the studio, an ideal home office or gym. The single garage offers undercover parking or excellent storage.

Auction

Saturday 11th May at 11:00am

Agent



Doris He

0423 707 585

doris.he@ljhadelaidemetro.com.au

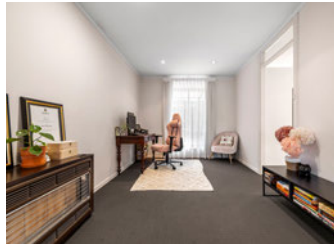


Marie Brus

0418 844 502

marie.brus@ljhadelaidemetro.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 11th May at 12.30pm

Agent



Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au



Doris He

0423 707 585

doris.he@ljhadelaidemetro.com.au

AUCTION



30 Pelsaert Avenue **Fairview Park**

3 1 1

Tranquil Family Haven

This charming 3-bedroom home nestled on a corner block offers a perfect blend of comfort and convenience. Inside, you'll find three cosy bedrooms, each boasting built-in robes for ample storage and organisation, ensuring everyone in the family has their own retreat. The heart of the home lies in the open-plan kitchen dining area, where delicious meals are prepared and cherished memories are made. This versatile space offers

flexibility for family gatherings and entertaining.

Step into the spacious lounge, featuring a combustion heater that radiates warmth and invites relaxation. Well-constructed with double brick, this home ensures durability and excellent insulation, providing comfort year-round. Outside, the rear entertaining area beckons, offering a private oasis for summer barbecues, alfresco dining, or simply lounging in the sunshine.

Auction

Saturday 11th May at 2:00pm

Agent



Julian Rullo
0407 846 417

julian.rullo@ljhadelaidemetro.com.au





George De Vizio
0412 392 158

gdevizio@ljhadelaidemetro.com.au

AUCTION



8/14 Talinga Avenue **Kilburn**

3  2  2 

Reserve-Fronted, Low-Maintenance Home Minutes From CBD

Conveniently located this home provides a harmonious blend of privacy and accessibility while offering the serenity of a retreat while remaining near essential facilities. This home would be perfect for first time homebuyers or professional couples, young families, as well as savvy investors.

This home was designed with the modern family in mind. Complimented by 2 separate living areas, 3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to

the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs while downstairs features a powder room for added convenience whilst entertaining guests.

The open plan kitchen overlooks the family meals and living area complimented by ample natural light, evenings with the family or entertaining guests will be a space filled with joy & laughter with the added convenience of sliding doors to the outdoor entertaining area.

Auction

Saturday 11th May at 3:30pm

Agent



Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au



Salam Dawood

0478 360 155

salam.dawood@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.

For Sale

\$680,000

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
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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

2,360m²

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



Greg Nicholls
0478 131 807



Croydon Park

11a Charron Road

300m²

Build your Dream Home!

For Sale

\$470,000



Michele Alexandrou
0411 226 600



AUCTION

Dernancourt

1 Orange Grove Circuit

3 1 2

80's Charm With Modern Convenience

Auction

Saturday 11th May at 12:30pm



Luke Mitchell
0411 703 055



Doris He
0423 707 585



Fairview Park

30 Pelsaert Avenue

3 1 1

Tranquil Family Haven

For Sale

\$600,000



Julian Rullo
0407 846 417



George De Vizio
0412 392 158

SOLD AT AUCTION



GlenSIDE

14 / 67 Conyngham Street

A Stunning Transformation in a Cosmopolitan Location

Auction

Contact Agent

3 1 2



Marie Brus
0418 844 502



Luke Mitchell
0411 703 055

AUCTION



Glenunga

10 Bevington Road

When its all about the location

Auction

Saturday 11th May at 11:00am

2 1 2



Doris He
0423 707 585



Marie Brus
0418 844 502



Hectorville

132A Montacute Road

Discover a lifestyle enriched by natural beauty and unbeatable convenience

For Sale

\$680,000

809m²



Doris He
0423 707 585



Hope Valley

33 Reservoir Road

Land yourself here!

For Sale

Contact Agent

698m²



Luke Mitchell
0411 703 055



SOLD AT AUCTION



Kensington Gardens

2 / 9 Ellerslie Street

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

Auction

Contact Agent

2 2 1



Kay Morris
0411 181 249



Klemzig

11 Welpena Avenue

Versatile 3-Bedroom Home: Perfect for All

For Sale

\$780,000 - \$820,000

3 1 1



Julian Rullo
0407 846 417



George De Vizio
0412 392 158



AUCTION



Kilburn
8 / 14 Talinga Avenue

Contemporary Living With Reserve Frontage

Auction

Saturday 11th May at 3:30pm



Luke Mitchell
0411 703 055



Salam Dawood
0478 360 155

3 2 2

AUCTION



Lightsview
14 Winta Way

Envious Low Maintenance Executive Living

Auction

Saturday 4 May at 2:00pm



Marie Brus
0418 844 502



Mark Brus
0408 389 544

4 2 1



SOLD AT AUCTION



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



AUCTION



Norwood
55 Elizabeth Street

C1910 Symmetrical Cottage charm on prized 464sqm (Approx)

Auction

Saturday 4th May at 12:30pm



Michele Alexandrou
0411 226 600



Luke Mitchell
0411 703 055

3 1



Norwood
204/256 The Parade

Perfectly Positioned on the Parade

For Sale

\$595,000 - \$625,000



Troy Tyndall
0401 661 997

1 1 1





Paradise
2/3 Belperio Court

3 2 1

Charming Modern Bliss.
Exclusively for the over 55's

For Sale

Contact Agent



Greg Nicholls
0478 131 807



Paradise
4 Creekview Road

348m2

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

For Sale

Contact Agent



Greg Nicholls
0478 131 807



Under Contract

Paradise
2/171 Gorge Road

2 1 1

Exquisite Retreat for Discerning
Over 55s

For Sale

Contact Agent



Greg Nicholls
0478 131 807



Parkside
1D Birks Street

4 3 2

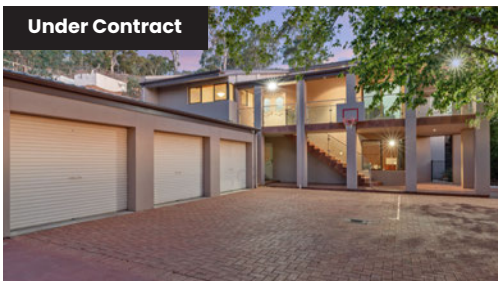
Living in the heart of Parkside

For Sale

Contact Agent



Michele Alexandrou
0411 226 600



Under Contract

Rostrevor
5 Heyes Court

6 4 3

Grand Home with Million
Dollar Views

For Sale

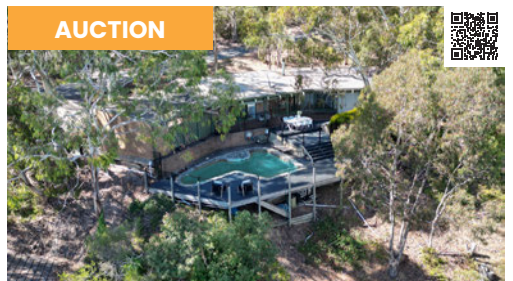
Contact Agent



Justin Li
0422 221 162



George De Vizio
0412 392 158



AUCTION

Teringie
14 Teringie Drive

3 1 2

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

Auction

Saturday 4th May at 11:00am



Sam Derbali
0450 033 056



Marie Brus
0418 844 502

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
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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



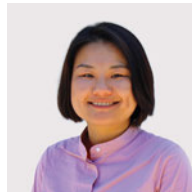
Jackson Dodwell
Property Investment Manager
0434 079 463



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

| | | | |
|--|---|---|--|
| 1 / 5a Catherine Street College Park |  2  1  1 Available Now | Rent \$530/wk Bond \$2,120 | Jiawen Gao 0422 571 024 |
| 33 Teakle Street Exeter |  3  2  1 Available Now | Rent \$575/wk Bond \$2,300 | Matthew Panozzo 0405 224 369 |
| 5 / 20 Ethel Street Forestville |  2  2  1 Available Now | Rent \$580/wk Bond \$2,320 | Jessica Dimasi 0413 041 287 |
| 7 / 10 Connor Street Glanville |  2  1  1 Available 3rd May | Rent \$400/wk Bond \$1,600 | Jackson Dodwell 0434 079 463 |
| 29 Valley Road Highbury |  3  2  5 Available Now | Rent \$575/wk Bond \$2,160 | Keith Brown 0402 353 240 |
| 3 / 1 West Street Hindmarsh |  2  1  1 Available Now | Rent \$500/wk Bond \$2,000 | Jiawen Gao 0422 571 024 |
| 17 Karina Crescent Holden Hill |  3  1  1 Available 24th April | Rent \$550/wk Bond \$2,200 | Jessica Dimasi 0413 041 287 |

Available Rentals



158 Lyons Road

Holden Hill

 4  1  2

Available 20th April

Rent

\$520/wk

Keith Brown

Bond

\$2,080

0402 353 240

19 Whitbread Avenue

Klemzig

 3  2  2

Available Now

Rent

\$700/wk

Jenny D'Angelo

Bond

\$2,800

0447 347 284

8 Mariner Street

Linden Park

 5  3  2

Available Now

Rent

\$1,480/wk

Jiawen Gao

Bond

\$8,880

0422 571 024

12A Facit Avenue

Newton

 4  2  1

Available 26th April

Rent

\$675/wk

Jenny D'Angelo

Bond

\$2,700

0447 347 284

213B Montacute Road

Newton

 3  1  1

Available Now

Rent

\$600/wk

Keith Brown

Bond

\$2,400

0402 353 240

4/41 Osmond Terrace

Norwood

 3  2  3

Available Now

Rent

\$800/wk

Tri Nguyen

Bond

\$3,200

0423 686 219

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 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



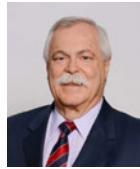
CLAUDE BUCCELLA
Director



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

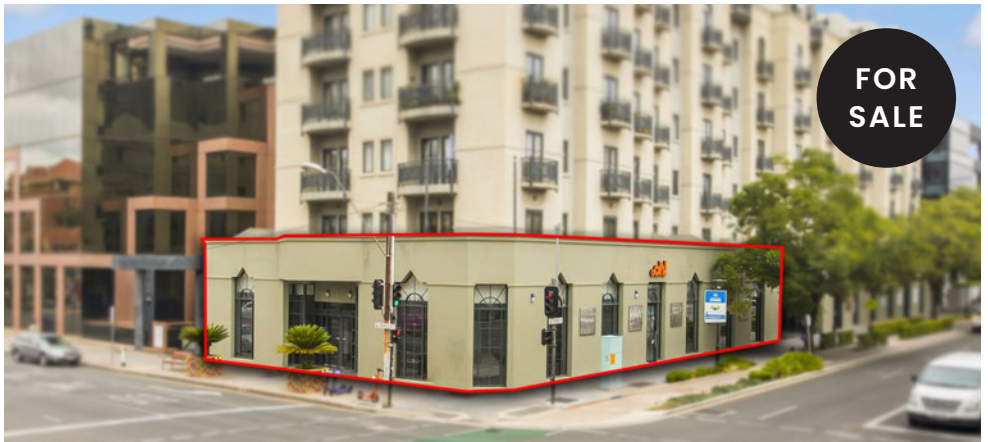
12,771 sqm



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



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



1 Jan Street **Newton**

Unique Commercial Opportunity

Auction

Contact Agent

Build Area

288 sqm



Mark Tettis
0433 139 892



Claude Buccella
0419 394 110



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



**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



1-4 / 51 Stephen Terrace St Peters

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

For Sale

Contact Agent

Build Area

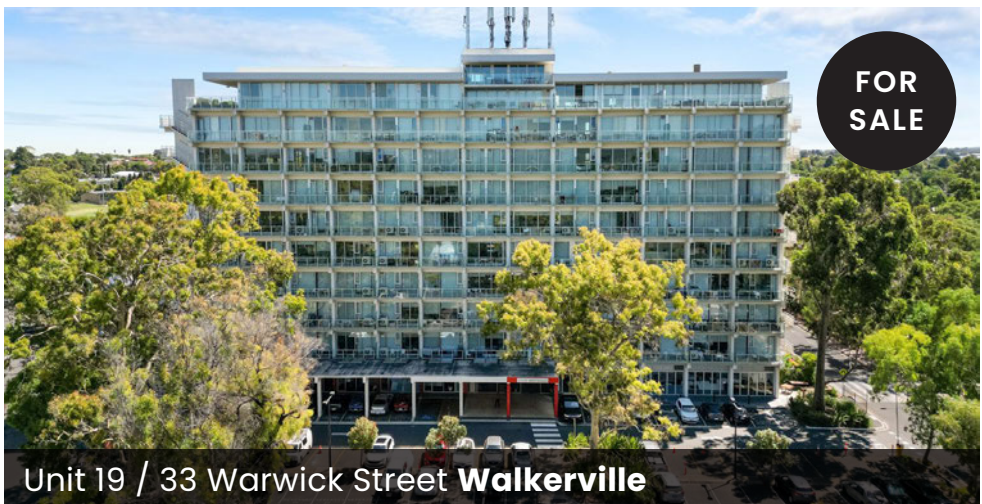
621 sqm



Mark Tettis
0433 139 892



Mario Bonomi
0412 080 993



Unit 19 / 33 Warwick Street Walkerville

Entry Level Investment

For Sale

Contact Agent

Floor Area

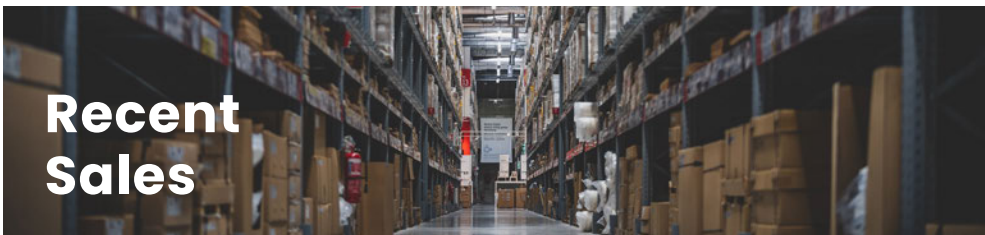
40 sqm



Stan Tettis
0409 286 820



Kofi Adih
0414 834 151



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

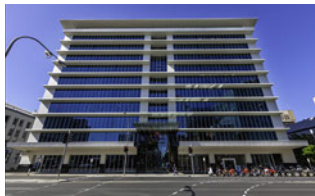
101 Grenfell Street

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

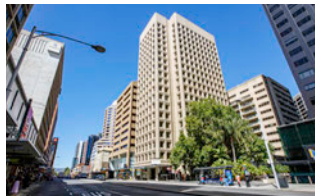
Level 2/81 Flinders Street

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



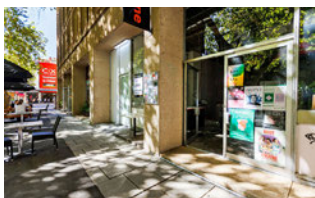
Adelaide

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



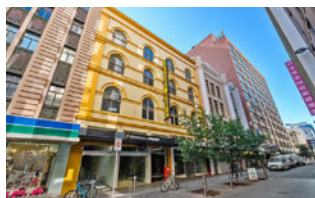
Adelaide

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

LJ HOOKER COMMERCIAL ADELAIDE

Ground Floor, 81 Flinders Street,

Adelaide SA 5000

P (08) 8232 8844

F (08) 8363 0310

adelaide.ljhcommercial.com.au

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