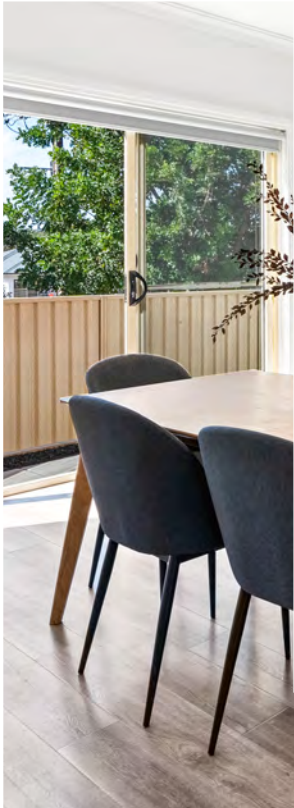


# PROPERTY GUIDE

Edition 08.11.24



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 **LJ Hooker**

**LJ Hooker** is one of the world's leading real estate brands. Across the globe, the LJ Hooker name is synonymous with strength, presence, high visibility, reliability and progress.

At **LJ Hooker Adelaide Metro** we consistently prove our place at the top of the game through hard work, honesty, and a strong ethos based on uncompromisable customer service.

## “With our team, we are one of the most **highly awarded offices** in Australia”

The St Peters agency was established in 1988 by Mario Bonomi, Rino Pancione and Claude Buccella, who have now grown it to include Adelaide City, Walkerville and Glynde branches under the name Adelaide Metro. We don't just understand property - we live and breathe it.

Our highest priority is forming long lasting relationships, which is why so many satisfied clients continue to conduct their business with us, becoming **clients for life**.



**Rino Pancione**  
Director  
0417 822 987

**Mario Bonomi**  
Director  
0412 080 993

**Claude Buccella**  
Director  
0419 394 110

# Sales Team



**Troy Tyndall**  
General Operations Manager  
& Corporate Auctioneer  
0401 661 997



**Charles Parletta**  
Sales Consultant  
0412 825 186



**Doris He**  
Sales Consultant  
0423 707 585



**George De Vizio**  
Sales Manager  
0412 392 158



**Greg Nicholls**  
Sales Consultant  
0478 131 807



**Julian Rullo**  
Sales Consultant  
0407 846 417



Top 15%



**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



Top 15%



Top 15%



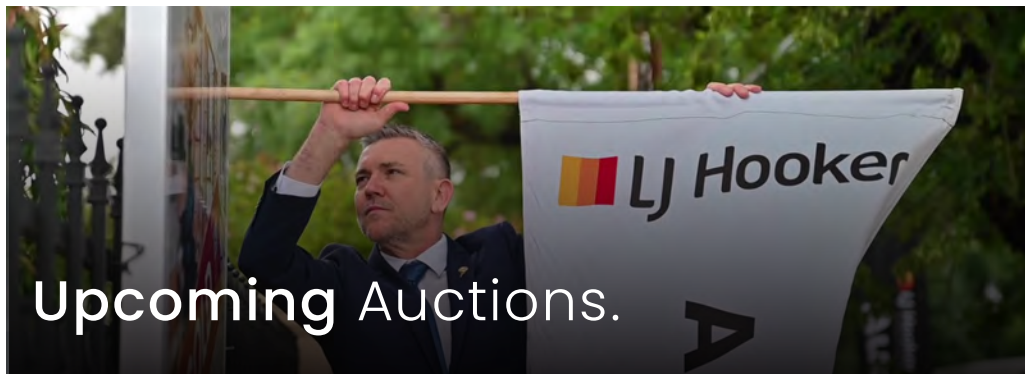
**Salam Dawood**  
Sales Consultant  
0478 360 155



**Sam Derbali**  
Sales Consultant  
0450 033 056



**Jash Shah**  
Sales Consultant  
0450 003 797



# Upcoming Auctions.

**13 Buckley Crescent, Fairview Park**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

Saturday 9th November at 12:00pm

**5 Burton Mews, Aberfoyle Park**

Luke Mitchell  
0411 703 055

Salam Dawood  
0478 360 155

Sunday 10th November at 12:30pm

**16 Goyder Place, Brompton**

Greg Nicholls  
0478 131 807

Saturday 16th November at 11:00am

# Coming Soon.

**Klemzig**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

Coming Early November

**Linden Park**

Marie Brus  
0418 844 502

Claude Buccella  
0419 394 110

Coming Mid November

**Paradise**

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

Coming Late November

**Klemzig**

Doris He  
0423 707 585

Coming Late November



# Open inspections this week.

## Saturday 9<sup>th</sup> November

<b>4A Fernbank Terrace, Stonyfell</b>	Marie Brus 0418 844 502	Sam Derbali 0450 033 056	11:00am to 11:30am
<b>16 Goyder Place, Brompton</b>	Greg Nicholls 0478 131 807		12:00pm - 12:30pm
<b>16A Woodley Avenue, Newton</b>	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	1:30pm to 2:00pm
<b>46 Stevenson Street, Nailsworth</b>	Luke Mitchell 0411 703 055		1:00pm to 1:30pm
<b>5 Roy Road, Paradise</b>	Greg Nicholls 0478 131 807		1:30pm - 2:00pm
<b>5 / 33 John Avenue, Tranmere</b>	Julian Rullo 0407 846 417	George De Vizio 0412 392 158	2:15pm to 2:45pm

## Sunday 10<sup>th</sup> November

<b>5 Roy Road, Paradise</b>	Greg Nicholls 0478 131 807		10:00am - 10:30am
<b>5 Burton Mews, Aberfoyle Park</b>	Luke Mitchell 0411 703 055	Salam Dawood 0478 360 155	12:00pm - 12:30pm
<b>16 Goyder Place, Brompton</b>	Greg Nicholls 0478 131 807		12:00pm - 12:30pm
<b>31 &amp; 31A Christopher Road, Christie Downs</b>	Luke Mitchell 0411 703 055		2:00pm to 2:30pm



# Open inspections this week.

## Tuesday 12<sup>th</sup> November

16A Woodley Avenue, Newton

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

5:15pm to 5:45pm

## Wednesday 13<sup>th</sup> November

16 Goyder Place, Brompton

Greg Nicholls  
0478 131 807

6:00pm - 6:30pm



Book a Free Appraisal and Enter the  
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\*T&C's Apply



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**AUCTION**



## 13 Buckley Crescent **Fairview Park**

3  2  2 

### Perfectly Positioned 3-Bedroom Gem

Set on a generous 715sqm (approx.) block, this classic 1974 built home offers endless possibilities for first home buyers, investors, young families, and developers alike.

As you step inside, you'll be welcomed by a bright, north-facing open-plan kitchen, living and dining area. The well-appointed kitchen features a gas cooktop, ample storage and everything you need for easy, everyday living or entertaining guests.

Each of the three bedrooms is well-sized, providing comfort and space for the whole family.

The master bedroom enjoys the luxury of its own ensuite, while the rest of the home is bathed in natural light.

Outside, you'll find a large undercover outdoor area, perfect for hosting gatherings and enjoying outdoor living all year round.

Conveniently located just moments from the renowned Tea Tree Gully Golf Club and walking distance to Fairview Park Primary School. This home is ideal for those seeking a balanced lifestyle of relaxation and recreation. Don't miss this incredible opportunity!

### Auction

Saturday 9th November at 12.00pm

### Agent



**George De Vizio**

0412 392 158

[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)



**Julian Rullo**

0407 846 417

[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



# AUCTION



## 5 Burton Mews **Aberfoyle Park**

3 1 1

### Peaceful & Serene Living!

Set in a quiet, leafy cul-de-sac this home offers a lifestyle that is hard to come by! This meticulously maintained, one owner home is ideal for those seeking a tranquil lifestyle with nature right on their doorstep. This courtyard home is the perfect retreat from the hustle and bustle of daily life. The tranquil setting makes it an ideal choice for first home buyers, downsizers or savvy investors looking for a low maintenance property in a desirable location.

Offered to the market for first time since being built, this home invites you to enjoy a relaxed, stress free way of living. With high ceilings and an open-plan design, the large kitchen, dining and lounge area flows effortlessly to the rear yard. The wrap around undercover entertaining space is perfect for unwinding with a coffee in the morning or hosting gatherings with friends and family, all while surrounded by the calming sounds of the nearby greenery.

### Auction

Sunday 10th November at 12.30pm

### Agent



**Luke Mitchell**

0411 703 055

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



**Salam Dawood**

0478 360 155

[salam.dawood@ljdalaidemetro.com.au](mailto:salam.dawood@ljdalaidemetro.com.au)



## 43 Valley View Drive **Highbury**

4  2  2 

**Panoramic views of the Adelaide Hills, direct access to Linear Park, all within close proximity to the CBD**

Situated on a generous 1046sqm (approx.) allotment in a leafy tree studded environment is this impressive double brick tribute to 1970's architecture where stunning Adelaide Hills views can be enjoyed from multiple locations throughout the residence.

A flexible floorplan is spread out over 2 levels, the downstairs offering a large gas heated lounge/dining room leading through to the well equipped kitchen. Bedroom 4 offers the option for home office use or study.

Upstairs are 3 additional bedrooms, the master with walk-in robes, ensuite and private balcony access taking in a picturesque outlook. Bedrooms 2 and 3 have built-in robes and share the family bathroom.

Additional Features:

- Reverse cycle air conditioning
- Security system
- Solar panels
- Under cover parking for 2 vehicles.

**For Sale**

\$1,180,000

**Agent**



**Marie Brus**

0418 844 502

marie.brus@ijhadelaidemetro.com.au



**Salam Dawood**

0478 360 155

salam.dawood@ijhadelaidemetro.com.au



**Mark Brus**

0408 389 544

mark.brus@ijhadelaidemetro.com.au



## 4A Fernbank Terrace **Stonyfell**

4  2  2 

### An Exquisite Family Home

Modern low maintenance single storey residence on 624m2 (approx) allotment.

Tastefully appointed with a French provincial influence and north facing picture windows this elegant home is flooded with natural light and boasts stunning polished timber floors

Offering 4 bedrooms, 2 with built-in robes and master with walk-in robes and ensuite.

The formal lounge and dining room lead through to the quality kitchen and adjacent family/ meals area.

Entertain outdoors in the large undercover paved alfresco or enjoy a quiet moment in the private courtyard.

This complete package is in the tightly held eastern suburb close to all amenities yet privately located in a leafy tranquil setting. Walking distance to St Peter's Girls School.

### For Sale

Contact Agent

### Agent



**Marie Brus**

0418 844 052

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



**Sam Derbali**

0450 033 056

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



**Mark Brus**

0408 389 544

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

**AUCTION**



## 16 Goyder Place **Brompton**

2 1 1

### Absolute Bliss with a Gated Surprise!

- Charming character home
- Secure automatic gated entry
- Great sized kitchen with gas cooktop, plenty of cabinetry and Puratap filtered water
- Gorgeous open plan living and dining, with lush green views to the garden
- Generous bedrooms
- Split system air-conditioning to lounge
- Ceiling fans throughout
- Brand-new carpets and freshly painted throughout
- Beautiful paved outdoor entertaining area with pitched pergola
- Solar system for energy efficiency
- Gas hot water
- Garage with secure internal access
- Manicured gardens with handy tool shed

This home offers the ultimate in urban convenience, while bring surrounded in wonderful park. You are just moments from Hawker Street, local pubs and trendy cafés. Ovingham train station is a short 15 min walk away.

### Auction

Saturday 16th November at 11.00am

### Agent



**Greg Nicholls**

0478 131 807

[greg.nicholls@jihadelaidemetro.com.au](mailto:greg.nicholls@jihadelaidemetro.com.au)



16A Woodley Avenue **Newton**

4 2 2

### Elegant Family Living Meets Modern Luxury

Step into a world of luxury, class and sophistication with this exceptional family home, meticulously crafted by Dechellis Homes. Situated on 471sqm (approx.), this property is an entertainer's dream, blending elegance with modern conveniences to suit every lifestyle.

The heart of the home features an open-plan kitchen, living and dining area, enhanced by a cosy gas fireplace. The entertainer's kitchen is a showstopper, complete with a large island bench, stone benchtops, dishwasher, gas cooktop and a generous butler's pantry.

Soaring 3-metre ceilings amplify the space and natural light, while sliding bi-fold doors extend the indoors to a sophisticated outdoor entertaining area. This alfresco space is fully equipped with a built-in kitchen, BBQ, sink and dedicated fridge space—perfect for outdoor dining and year-round gatherings.

With four spacious bedrooms, there's room for everyone. The master suite boasts a walk-in robe and a luxurious ensuite, while the additional bedrooms include mirrored built-in robes and are serviced by a stylish main bathroom, fully tiled and complete with a bathtub.

#### Best Offer By

Tuesday 26th of November 12:00pm

#### Agent



**George De Vizio**

0412 392 158

[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)



**Julian Rullo**

0407 846 417

[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



## 31 & 31A Christopher Road **Christie Downs**

5 2 1

### Modern Living With Space For The Whole Family!

With five bedrooms, each home offers the versatility needed for growing families. The master suite is a private retreat, complete with a walk-in robe and an ensuite featuring a double vanity, separate bathtub, and shower. The additional four bedrooms, all with built-in robes, ensure plenty of room for children, guests, or second living area/ zoom room. A well-appointed family bathroom, with both a bathtub and shower, along with a separate toilet, adds convenience for larger households.

The open plan layout creates an effortless flow between the kitchen, dining, and lounge area.

The kitchen is designed with practicality in mind, featuring stainless steel benchtops, a 900mm gas cooktop and oven, and a central island with a double sink. The living area extends to the outdoor undercover alfresco space, making it easy to enjoy outdoor dining or relaxing in the fresh air.

These homes cater not just to large families but also to those seeking multi-generational living. The flexible floorplan allows for privacy and independence while still maintaining a connected family environment, offering separate spaces for parents, children, and even grandparents to enjoy their own comfort zones.

#### For Sale

Contact Agent

#### Agent



**Luke Mitchell**

0411 703 055

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



**Salam Dawood**

0478 360 155

[salam.dawood@ljhadelaidemetro.com.au](mailto:salam.dawood@ljhadelaidemetro.com.au)



## 46 Stevenson Street **Nailsworth**

613m<sup>2</sup> 

### Imagine The Possibilities!

An extremely rare opportunity to secure your dream block and build to your hearts content!

With a 28m frontage surrounded by beautiful homes, the street presence of your future home will be grand. Not to mention a North facing rear allows ample natural light to flow through.

Experience the convenience of this prime location, situated within a leisurely walking distance from beloved local shops, cafes, and eateries. Not to mention, a number of parks offering a range of sporting facilities.

Immerse yourself in a neighborhood that boasts prestigious private and public schools, such as Nailsworth Primary & Adelaide Botanic High School.

With excellent access to public transportation, exploring metropolitan Adelaide has never been easier.

### For Sale

Contact Agent

### Agent



#### Luke Mitchell

0411 703 055

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



## 5 Roy Road **Paradise**

4 3 2

### Luxe Family Living on the Cusp of Thorndon Park!

#### Featuring:

- Grand entry with 6m high ceiling and feature light
- Essential double garage with front and rear roller doors plus internal home entry
- Undercover alfresco for all-weather entertaining
- Spacious formal lounge connecting to the plus-sized family meals area
- 40mm Waterfall-finished island kitchen bench, pendant lighting, dishwasher, gas cooktop
- Four bedrooms encompassing two masters and two bedrooms with built-in robes
- Three decadent bathrooms plus a ground floor w/c
- Fully tiled main bathroom includes a bath, shower and separate vanity
- Solar system to reduce energy bills
- Zoned R/C Samsung air-conditioning
- Easy walk to Thorndon Park and Paradise Primary School
- Zoned for Charles Campbell College
- Near the Athelstone tennis, football and soccer clubs for weekend activity
- Short drive to Newton Central Shopping Centre

#### Best Offer By

Wednesday 20th of November 12:00pm

#### Agent



**Greg Nicholls**

0478 131 807

[greg.nicholls@ljhadelaidemetro.com.au](mailto:greg.nicholls@ljhadelaidemetro.com.au)





### Adelaide

3209/32-38 Grote Street

Elevate Your Lifestyle with these Lavish Apartments at Victoria Tower Adelaide

For Sale

\$1,320,000

3 2 3



**Doris He**  
0423 707 585



### AUCTION

### Aberfoyle Park

5 Burton Mews

Peaceful & Serene Living!

Auction

Sunday 10th November at 12.30pm

3 1 1



**Luke Mitchell**  
0411 703 055



**Salam Dawood**  
0478 360 155



### Beltana

1 Fourth Street

A belter in Beltana

For Sale

\$180,000-\$200,000

2,360m<sup>2</sup>



**Troy Tyndal**  
0401 661 997



### AUCTION

### Brompton

16 Goyder Place

Absolute Bliss with a Gated Surprise!

Auction

Saturday 16th November at 11.00am

2 1 1



**Greg Nicholls**  
0478 131 807

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

Scan here to request your free automated appraisal or call 0401 661 997



### Campbelltown

24 Chapel Street

Coming August 2024 approx

For Sale

Contact Agent

4 3 2



**Greg Nicholls**  
0478 131 807



### Christie Downs

31 & 31A Christopher Road

Modern Living With Space For The Whole Family!



**Luke Mitchell**  
0411 703 055

For Sale

Contact Agent

5 🚗 2 🚗 1 🚗



UNDER CONTRACT

### Dernancourt

6 / 14 Balmoral Court

Perfectly Positioned Townhouse for Easy Living



**George De Vizio**  
0412 392 158

For Sale

Contact Agent

3 🚗 1 🚗 1 🚗



AUCTION

### Fairview Park

13 Buckley Crescent

Perfectly Positioned 3-Bedroom Gem



**George De Vizio**  
0412 392 158

Auction

9th November at 12.00pm

3 🚗 2 🚗 2 🚗



### Hectorville

132A Montacute Road

Discover a lifestyle enriched by natural beauty and unbeatable convenience



**Doris He**  
0423 707 585

For Sale

\$680,000

📏 809m<sup>2</sup>



### Highbury

43 Valley View Drive

Panoramic views of the Adelaide Hills, direct access to Linear Park, all within close proximity to the CBD



**Marie Brus**  
0418 844 502



**Salam Dawood**  
0478 360 155



**Mark Brus**  
0408 389 544

For Sale

Contact Agent

4 🚗 2 🚗 2 🚗



### Nailsworth

46 Stevenson Street

Imagine The Possibilities!



**Luke Mitchell**  
0411 703 055

For Sale

Contact Agent

📏 613m<sup>2</sup>



### Newton

16A Woodley Avenue

Elegant Family Living Meets Modern Luxury

4 2 2



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417

#### Best Offer By

Tuesday 26th of November 12:00pm



### UNDER CONTRACT

### Paradise

7 / 171 Gorge Road

Modern Living Exclusively for the Over 55's

2 2 1



**Greg Nicholls**  
0478 131 807

#### For Sale

Contact Agent



### Paradise

5 Roy Road

Luxe Family Living on the Cusp of Thorndon Park!

4 3 2



**Greg Nicholls**  
0478 131 807

#### Best Offer By

Wednesday 20th November 12:00pm

61 Canterbury Ave, Trinity Gardens 4 2

## SOLD AT AUCTION

3.5k online property views  
52 groups through the property  
1 happy buyer  
1 happy vendor

**Marie Brus**  
0418 844 502

**Sam Derbali**  
0450 033 056

**Mark Brus**  
0408 389 544



### Parkside

1D Birks Street

Living in the heart of Parkside

4 3 2



**Doris He**  
0423 707 585

#### For Sale

Contact Agent



### Stonyfell

4A Fernbank Terrace

An Exquisite Family Home

4 2 2



**Marie Brus**  
0418 844 502



**Sam Derbali**  
0450 033 056



**Mark Brus**  
0408 389 544

#### For Sale

Contact Agent



### Tranmere

5 / 33 John Avenue

Stylish Brand New Townhouse in Prime Location with Stamp Duty Relief

For Sale

\$885,000

3 2 2



**George De Vizio**  
0412 392 158



**Claude Buccella**  
0419 394 110



**UNDER CONTRACT**

### Willunga

160 Little Road

Wine time in Willunga on 41,000sqm

For Sale

Contact Agent

4 2 2



**Troy Tyndall**  
0401 661 997

## MARDEN: SOLD IN 13 DAYS

**46+** total groups through

**65** phone & email enquiries

**3.9k** online views

**15** offers received

Sold for over **\$530,000**



**Luke Mitchell**  
0411 703 055

# Does Your Property Manager

Answer the phone?

Actually do routine inspections?

Keep your rent at market value?

Go above and beyond for you?



**We do, plus more!**  
Call us today or scan for  
a free property appraisal



## 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.

2 Medlow Road

 3  2  2

**Blakeview**

Available Now

**Rent** \$595/wk

**Jessica Dimasi**

**Bond** \$2,380

0413 041 287

57 Cresdee Road

 3  1  1

**Campbelltown**

Available Now

**Rent** \$600/wk

**Jiawen Gao**

**Bond** \$2,400

0422 571 024

2 / 200 Payneham Road

 2  1  1

**Evandale**

Available 22 Nov

**Rent** \$580/wk

**Keith Brown**

**Bond** \$2,320

0402 353 240

51 Balcombe Avenue

 3  1  1

**Findon**

Available Now

**Rent** \$630/wk

**Matthew Panozzo**

**Bond** \$2,520

0405 224 369

3/30 Shelley Street

 3  1  1

**Firle**

Available 29 Nov

**Rent** \$495/wk

**Keith Brown**

**Bond** \$1,980

0402 353 240

85 Fifth Avenue

 3  2  1

**Joslin**

Available Now

**Rent** \$670/wk

**Kirsty Clark**

**Bond** \$2,680

0422 005 721

2 / 10 Loral Street

 3  2  1

**Modbury**

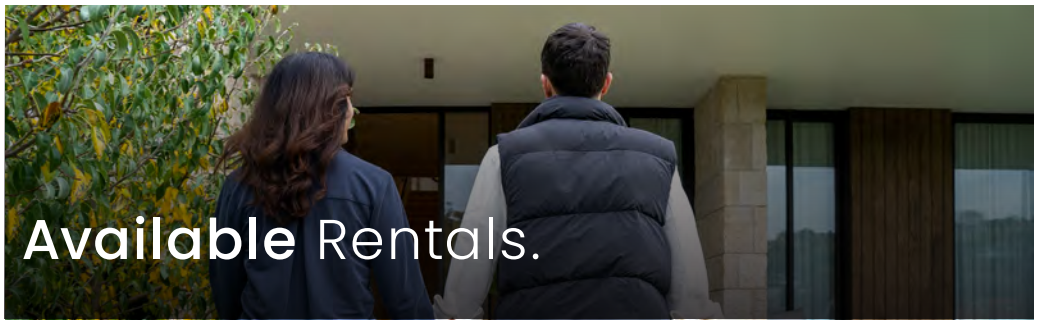
Available Now

**Rent** \$610/wk

**Jessica Dimasi**

**Bond** \$2,440

0413 041 287



# Available Rentals.

38 Prospect Road  
**Prospect**

4 2 2  
Available Now

**Rent** \$875/wk  
**Bond** \$5,250  
**Tri Nguyen** 0423 686 219

2 / 32 Hereford Avenue  
**Trinity Gardens**

2 1 1  
Available Now

**Rent** \$540/wk  
**Bond** \$2,160  
**Jackson Dodwell** 0434 079 463

## RENTAL OF THE WEEK

4 3 4



### Bespoke Executive Home

Be the first to live in this custom design home with generous open plan layout with luxury high end fixtures and fittings. You are only a short drive to the beach, Angus Neill Reserve, Seacliff Hotel, Jetty Road Brighton Cafés and fantastic restaurants.

#### Some highlights:

- Entry with double high ceiling with open void filled with natural light
- 2.4m ceiling height over both levels
- Oak timber floorboards & quality carpets in bedrooms and living room
- Open plan living and dining room opening to alfresco area
- Lounge features built in's and gas fire
- Large designer kitchen with stone benchtops and butler's pantry
- Kitchen features an abundance of cupboards, drawers, island bench, SMEG double oven, dishwasher and 900mm gas cooktop
- Upstairs living room with large windows, built in cupboards & study nook
- Master bedroom downstairs with private courtyard, walk in robe with ample storage and ensuite
- Downstairs powder room
- Paved alfresco area with ceiling fan, built in kitchen and BBQ
- Double garage with internal access and remote controlled garage door



**\$1500 a week \$9,000 bond**  
**South Brighton**  
5 Surf Street



**Contact:**  
Tri Nguyen  
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](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current 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**

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- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How energy **efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

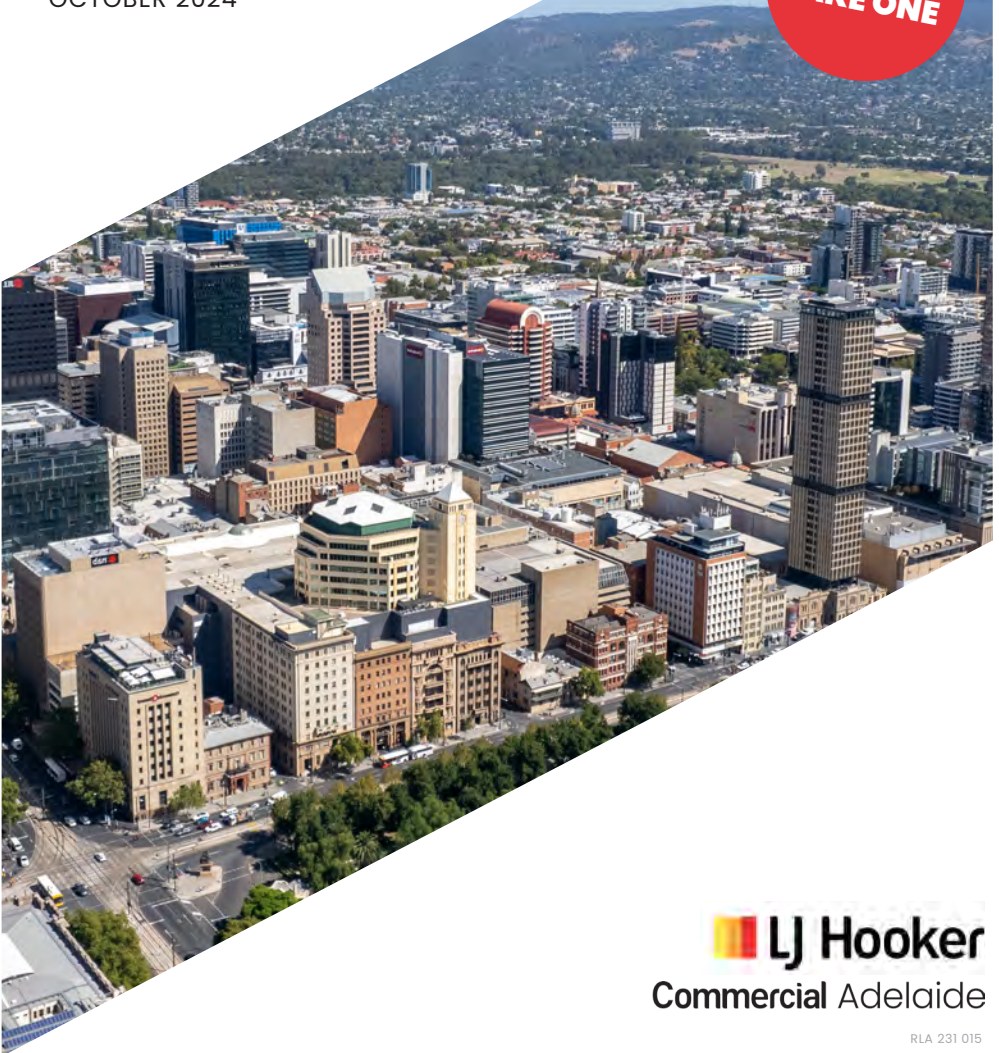
For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

# COMMERCIAL PROPERTY GUIDE

OCTOBER 2024

**PLEASE  
TAKE ONE**



 **LJ Hooker**  
Commercial Adelaide

RLA 231 015

## LJ Hooker Commercial Adelaide

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**LJ Hooker Commercial Adelaide** is part of a network offering national solutions for clients navigating the modern business landscape.

The team, led by **Mario Bonomi**, **Rino Pancione** and **Claude Buccella** have many years of combined industry experience, providing leading outcomes across sales, leasing and property management. The integrated approach benefits the spectrum of clients: from private investors to government agencies and ASX-listed companies.

“With our team, we are one of the most **highly awarded offices in Australia**”

**LJ Hooker Commercial Adelaide** invests the time and energy to closely understand the objectives and motivations of its clients; after all, the team is led by a business owner as well.

The office is an integral member of the 30-strong wider **LJ Hooker Commercial** network stretching across Australia, opening up clients to markets from Perth to Brisbane, Darwin to Hobart, and key regional hubs in between.

## Directors



**Claude Buccella**  
Director  
0419 394 110



**Mario Bonomi**  
Director  
0412 080 993



**Rino Pancione**  
Director  
0417 822 987

# Our Commercial Team

LJ Hooker Group comprises one of the largest residential and commercial sales and property management networks, comprising 420 offices (20 being Commercial) and a team of 4,300 sales professionals, property managers, and support staff across the Tasman.

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**



**VANESSA KALIKATZAROS**



**BROOKE STEAD**



**MICHELINA DE MEO**



**CHARLOTTE TILBROOK**



**FOR  
SALE**

**109-119 Grote Street Adelaide**

**History For The Taking**

**EOI** Closing 28th Oct 12pm

**Build Area** 1495sqm



**Troy Tyndall**  
0401 661 997



**Rino Pancione**  
0417 822 987



**FOR  
SALE**

**Unit 815 / 147 Pirie Street Adelaide**

**Tenanted Investment Suite in the Heart of the CBD at Aurora**

**For Sale** Contact Agent

**Build Area** 29 sqm



**Fendi Klementou**  
0426 258 030



**FOR  
SALE**

**Lot 1 / 187 Grenfell Street Adelaide**

**East End Lease Investment**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	462 sqm



**Mark Tettis**  
0433 139 892



**Charles Parletta**  
0412 825 186



**FOR  
SALE**

**Level 3 / 108 King William Street Adelaide**

**Quality Office Space – Whole Floor with 9B Approval**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	525m2



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



## 30 Bain Road Angle Vale

### 5 Acre Development Opportunity

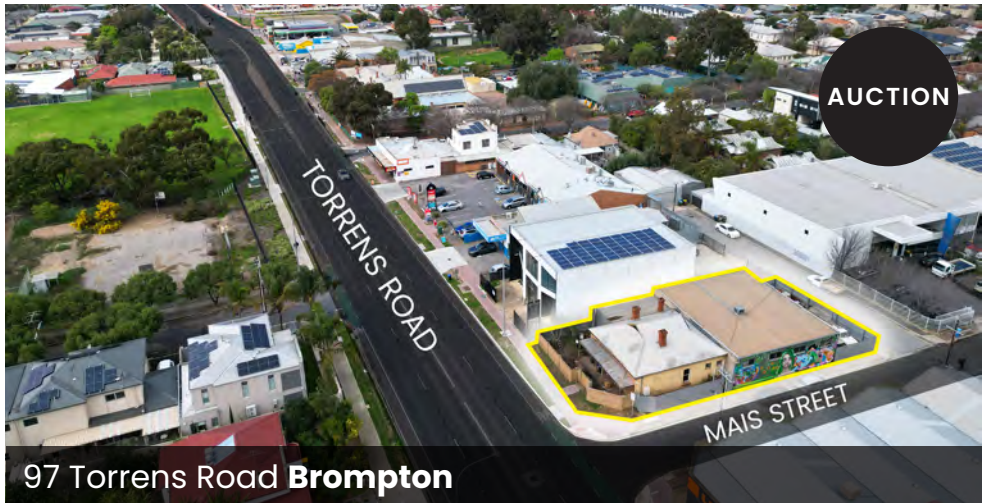
For Sale	Contact Agent
Land Area	20,267 sqm



**Fendi Klementou**  
0426 258 030



**Mario Bonomi**  
0412 080 993



## 97 Torrens Road Brompton

### Office Warehouse with Endless Potential

Auction	Fri 25th Oct at 12pm
Build Area	368m <sup>2</sup>



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



**205 Glen Osmond Road Frewville**

**Lucrative Commercial Investment Opportunity in Frewville**

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



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



**985 - 987 South Road Melrose Park**

**Fully Leased Prime Investment Opportunity**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	810 sqm



**Mark Tettis**  
0433 139 892



**Kay Morris**  
0411 181 249

Disclaimer: all build and land areas are approximate





**FOR SALE**

**99 Henley Beach Road Mile End**

**Western Gateway Development Opportunity**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	1500m2



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993



**UNDER CONTRACT**

**292 Payneham Road Payneham**

**Occupy Now, Develop Later**

<b>Auction</b>	Thursday 5 Sep at 12.00pm
<b>Land Area</b>	911sqm



**Mario Bonomi**  
0412 080 993



**George De Vizio**  
0412 392 158

Disclaimer: all build and land areas are approximate



**1164 Old Port Road & 26 Dixon Street Royal Park**

**Outstanding Industrial Infill Development Opportunity**

**For Sale**

Contact Agent

**Land Area**

2144 sqm



**Mario Bonomi**  
0412 080 993



**Mark Tettis**  
0433 139 892



**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



**128-134 Payneham Road Stepney**

**5 Acre Development Opportunity**

<b>For Sale</b>	Contact Agent
<b>Land Area</b>	960 sqm



**Fendi Klementou**  
0426 258 030



**Mario Bonomi**  
0412 080 993



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

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

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



**Mark Tettis**  
0433 139 892



**Mario Bonomi**  
0412 080 993

Disclaimer: all build and land areas are approximate



# Recent Sales.



**Wingfield**  
201 South Terrace

Land area: 850 sqm  
Build area: 431 sqm



**Christies Beach**  
75 Beach Road

Land area: 622 sqm  
Build area: 259 sqm



**Gawler South**  
9 Adelaide Road

Land area: 441 sqm  
Build area: 100 sqm

For  
**Lease.**





### Adelaide

Unit 27, Level 4/55 Gawler Place

Quality Office/Consultancy Space

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

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

**Mario Bonomi**  
0412 080 993



### Adelaide

209 Hutt Street

COSMOPOLITAN CHARACTER OFFICES ON HUTT

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

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

**Fendi Klementou**  
0426 258 030



### Adelaide

G52/45 Grenfell Street

CBD Cafe/Retail Opportunity

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

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

**Mario Bonomi**  
0412 080 993



### Adelaide

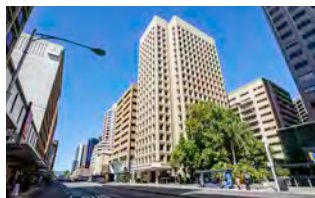
58-60 Gawler Place

Landmark Character Leasing Opportunity in the Heart of Adelaide CBD

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

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

**Justin Li**  
0422 221 162



### Adelaide

45 Grenfell Street

3 Floors Each of 697sqm\* Available

<b>Build Area</b>	<b>Lease Price</b>
697 sqm (per floor)	\$290 p/sqm

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



### Adelaide

228-230 North Terrace

Walk-through Retail Opportunity

<b>Build Area</b>	<b>Lease Price</b>
20-292 sqm	Contact Agent

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

**Rino Pancione**  
0417 822 987



### Adelaide

Ground Floor/103-105 Waymouth St

High Profile Corner Opportunity

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

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



### Adelaide

Lot 1/187 Grenfell Street

Convenient East End Location

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

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

**Charles Parletta**  
0412 825 186



### Adelaide

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

Shop 3 / 4-10 Ebenezer Place

Retail Gem in the East End

Build Area	Lease Price
46 sqm	Contact Agent

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



### Adelaide

1 / 66 Wyatt Street

Flexible Space

Build Area	Lease Price
15.2 sqm	Contact Agent

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



### 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



### 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



### Brighton

447 'Portion of' Brighton Road

Prominent Corner Tenancy

Build Area	Lease Price
85.90 sqm	Contact Agent

**Contact** **Kofi Adih**  
0414 834 151

**Stan Tettis**  
0409 286 820



### 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



### Felixstow

501 Lower North East Road

Prominent Retail Location

Build Area	Lease Price
Varies with tenancy selection	Contact Agent

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



### 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



### Gawler South

Suite 3 / 12 Adelaide Road

Relocate your Home Business

Build Area	Lease Price
31 sqm	Contact Agent

**Contact** **Rino Pancione**  
0417 822 987  
**Anton Faranda**  
0401 818 993



### 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

**LJ Hooker Commercial**  
Adelaide

**INTERNATIONALLY SEASONED COMMERCIAL PROPERTY SPECIALISTS**

“  
*35 years of combined industry experience, providing leading outcomes across sales, leasing and property management*  
”



### Kent Town

10 / 27 College Road

Excellent Office Opportunity

Build Area	Lease Price
87 sqm	Contact Agent

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



### 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





**Mount Gambier**  
Shop 2 / 50 Boandik Terrace

Retail Premises at a Very Reasonable Price

Build Area	Lease Price
60 sqm	Contact Agent

Contact **Michael Vaughan**  
0415 715 247

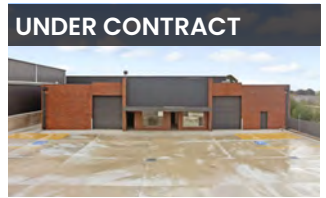


**Newton**  
73a Graves Street

Prime Location - Premium Warehouse/Offices

Build Area	Lease Price
143 sqm	Contact Agent

Contact **Claude Buccella**  
0419 394 110  
**Rino Pancione**  
0417 822 987



**Newton**  
40 Stradbroke Road

Lease individually or as a whole

Build Area	Lease Price
813 sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892  
**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**  
154B The Parade

Prime Retail Space

Build Area	Lease Price
119sqm	Contact Agent

Contact **Mark Tettis**  
0433 139 892  
**Rino Pancione**  
0417 822 987



**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**  
231 The Parade

Sophisticated Elegance with Rare Charm

Build Area	Lease Price
379 sqm	Contact Agent

Contact **Fendi Klementou**  
0426 258 030



**Norwood**  
67 Edward Street

Eastern Suburb Gem

Build Area	Lease Price
164 sqm	Contact Agent

Contact **Fendi Klementou**  
0426 258 030



**Paradise**  
Level 1 / 683 Lower North East Road

Prime Commercial Space in Paradise

Build Area	Lease Price
400 sqm	Contact Agent

Contact **Rino Pancione**  
0417 822 987  
**Mark Tettis**  
0433 139 892



### 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 WITH PARKING,  
IN PARKSIDE

Build Area	Lease Price
295 sqm	Contact Agent

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



### 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



### 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



### 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

128a Payneham Road

Prime office or retail opportunity for  
lease

Build Area	Lease Price
220 sqm	Contact Agent

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



### 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

**LJ Hooker Commercial Adelaide**

## AWARD WINNING COMMERCIAL PROPERTY MANAGEMENT

**2023 LJ HOOKER SA/NT ANNUAL AWARDS**  
TOP COMMERCIAL ASSET MANAGER - ANDREW FORTE

**2019 - 2023 LJ HOOKER INTERNATIONAL**  
WORLD CHAMPION TOP PROPERTY MANAGEMENT OFFICE

◆ **REISA 2022 WINNER** COMMERCIAL & INDUSTRIAL  
PROPERTY MANAGEMENT AGENCY

◆ **REISA 2021 WINNER** COMMERCIAL & INDUSTRIAL  
PROPERTY MANAGEMENT AGENCY

# Recent Leases.



**Newton**  
11E Meredith Street  
Build area: 251 sqm



**Payneham**  
69a Portrush Road  
Build area: 135 sqm



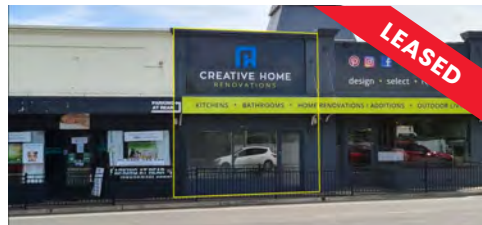
**Thebarton**  
83 South Road  
Build area: 195 sqm



**Unley**  
76 Unley Road  
Build area: 180 sqm



**Adelaide**  
36A James Place  
Build area: 39 sqm



**St Morris**  
455 Magill Road  
Build area: 38 sqm



**Bowden**  
23 Drayton Street  
Build area: 304 sqm



**Campbelltown**  
615 Lower North East Road  
Build area: 75 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](http://adelaide.ljhcommercial.com.au)

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**in f**  