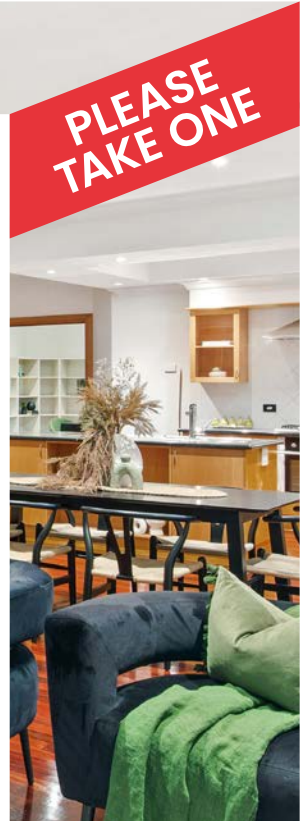


# PROPERTY GUIDE

Edition 02.06.23



PLEASE  
TAKE ONE

 **LJ Hooker**  
Adelaide Metro

inc Adelaide City | St Peters | Walkerville | Glynde

RLA 61345 | RLA 282965 | RLA 231015

# When you know It's time to explore **Australia**

Sell your home with LJ Hooker and  
earn up to 120,000 Qantas Points



Points must be clearly agreed upon at the time of the exclusive listing and clearly stated in your LJ Hooker exclusive agency agreement for sale of your property. If no reference is included, points will not be allocated.

FREQUENT  
FLYER 

 **LJ Hooker**

## St Peters Office

2a Portrush Road, Payneham 5070  
(08) 8362 8008  
[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au)  
RLA 61345

## Adelaide City Office

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

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



## Upcoming

30 Ridgefield Avenue, Dernancourt	Greg Nicholls 0478 131 807	Luke Mitchell 0411 703 055	Saturday 3rd June at 12.00pm
33 Fleming Street, Mansfield Park	Vicky Zhang 0470 219 045	Michele Alexandrou 0411 226 600	Saturday 3rd June at 1.30pm
9 Bridge Road, Payneham	Julian Rullo 0407 846 417		Saturday 10th June at 11.00am
4/15a Rosella Street, Payneham	Greg Nicholls 0478 131 807		Saturday 17th June at 11.00am
56 George Street, Torrens Park	Albee Liang 0431 427 362	Justin Li 0422 221 162	Saturday 17th June at 12.30pm
16 Radnor Avenue, Rostrevor	Michele Alexandrou 0411 226 600	Vicky Zhang 0470 219 045	Saturday 17th June at 2.00pm
3a Magdalen Street, College Park	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	Sunday 18th June at 12.00pm

## With the rise in interest rates, it may affect your property value.

Would you like an appraisal for your home?

You can call on 0411 181 218 or scan the QR code.





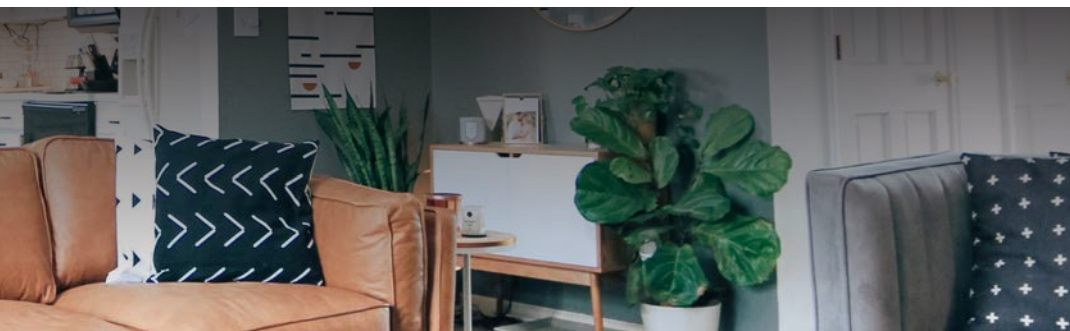
**LJ Hooker**  
Adelaide Metro  
inc Adelaide City | St Peters | Walkerville | Glynde



# Open Inspections

Saturday 3<sup>rd</sup> June

13A Hallett Road, Erindale	Doris He 0423 707 585	Kay Morris 0411 181 249	10.30am to 11.00am
4 Girolamo Court, Campbelltown	George De Vizio 0412 392 158	Julian Rullo 0407 846 417	11.00am to 11.30am
3a Magdalen Street, College Park	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	11.00am to 11.30am
30 Ridgfield Avenue, Dernancourt	Greg Nicholls 0478 131 807	Luke Mitchell 0411 703 055	11.30am to 12.00pm
401 / 26 Hurtle Square, Adelaide	Michele Alexandrou 0411 226 600	Vicky Zhang 0470 219 045	11.30am to 12.00pm
9 Bridge Road, Payneham	Julian Rullo 0407 846 417		12.00pm to 12.30pm
56 George Street, Torrens Park	Albee Liang 0431 427 362	Justin Li 0422 221 162	1.00pm to 1.30pm
33 Fleming Street, Mansfield Park	Vicky Zhang 0470 219 045	Michele Alexandrou 0411 226 600	1.00pm to 1.30pm
20 & 20a Glenere Drive, Modbury	Luke Mitchell 0411 703 055	Kay Morris 0411 181 249	1.15pm to 1.45pm
1 Clifton Court, Stonyfell	Kay Morris 0411 181 249	Justin Li 0422 221 162	2.00pm to 2.30pm
16 Radnor Avenue, Rostrevor	Michele Alexandrou 0411 226 600	Vicky Zhang 0470 219 045	3.30pm to 4.00pm



## Sunday 4<sup>th</sup> June

3a Magdalen Street, College Park	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	11.00am to 11.30am
9 Bridge Road, Payneham	Julian Rullo 0407 846 417		12.00pm to 12.30pm
56 George Street, Torrens Park	Albee Liang 0431 427 362	Justin Li 0422 221 162	12.00pm to 12.30pm
401 / 26 Hurtle Square, Adelaide	Michele Alexandrou 0411 226 600	Vicky Zhang 0470 219 045	12.00pm to 12.30pm
16 Radnor Avenue, Rostrevor	Michele Alexandrou 0411 226 600	Vicky Zhang 0470 219 045	1.00pm to 1.30pm

## Tuesday 6<sup>th</sup> June

56 George Street, Torrens Park	Albee Liang 0431 427 362	Justin Li 0422 221 162	5.30pm to 6.00pm
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## Wednesday 7<sup>th</sup> June

3a Magdalen Street, College Park	Sam Derbali 0450 033 056	Marie Brus 0418 844 502	11.00am to 11.30am
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# LJ Hooker Adelaide Metro

Incorporating Adelaide City | St Peters | Walkerville | Glynde

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

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

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

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

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

**Rino Pancione**  
Director  
0417 822 987

**Mario Bonomi**  
Director  
0412 080 993

**Claude Buccella**  
Director  
0419 394 110

# Sales Team



**Charles Clemente**  
General Manager  
0411 181 218



**Troy Tyndall**  
Sales Manager & Auctioneer  
0401 661 997



**Albee Liang**  
Sales Consultant  
0431 427 362



**Charles Parletta**  
Sales Consultant  
0412 825 186



**Doris He**  
Sales Consultant  
0423 707 585



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



**Greg Nicholls**  
Sales Consultant  
0478 131 807



**Julian Rullo**  
Sales Consultant  
0407 846 417

 Top 15%



**Justin Li**  
Sales Manager  
0422 221 162



**Kay Morris**  
Sales Consultant  
0411 181 249



**Luke Mitchell**  
Sales Consultant  
0411 703 055



**Marie Brus**  
Sales Consultant  
0418 844 502



**Mark Brus**  
Sales Consultant  
0408 389 544



**Michele Alexandrou**  
Sales Consultant  
0411 226 600

 Top 15%



**Neil Liu**  
Sales Consultant  
0400 681 108



**Samuel Derbali**  
Sales Consultant  
0450 033 056





**Vicky Zhang**  
Sales Consultant  
0470 219 045

# Auction



## 56 George Street **Torrens Park**

4  2  2 

### A Magnificent and Entertaining 4 Bedroom Home with Spectacular Hollywood Views

LJ Hooker Adelaide Metro is proud to present this freestanding stunning home to the market – sensationally located in the highly sought-after suburb of Torrens Park. Welcome to 56 George Street, a four-bedroom with a spacious formal lounge, two-bathroom, two-storey Torrens Titled house on 600m<sup>2</sup> with a panoramic 180 degree view across the Adelaide skyline.

A family home of grand proportions of more than 250m<sup>2</sup> including two living areas in a leafy street on the doorstep of

beautiful Randell Park. If you are looking for your dream home, this is the place for you. This spacious family home highlights quality features, fittings and fixtures throughout, offers perfect living with nothing needed.

Upon entering this home of unique architectural design, you will be astounded by the abundance of natural light pouring in from the floor-to-ceiling windows and the grandeur of the double height ceilings, evoking a hospitable atmosphere.

### Auction

Saturday 17th June at 12.30pm

### Agent



**Albee Liang**

0431 427 362

[albee.liang@ljhadelaidemetro.com.au](mailto:albee.liang@ljhadelaidemetro.com.au)



**Justin Li**

0422 221 162

[justin.li@ljhadelaidemetro.com.au](mailto:justin.li@ljhadelaidemetro.com.au)



# Auction



## 30 Ridgefield Avenue **Dernancourt**

4 1 3

### Linear Park Living on the Cusp of the O-Bahn

Greg Nicholls of LJ Hooker Adelaide Metro welcomes you to this much loved home, perfectly positioned along Linear Park and only a ten minute walk to Paradise Interchange.

This is a rare opportunity for first time buyers, savvy investors or families to secure a top location in a suburb that's no longer a secret as one of the North East's premier destinations.

Greeting you with a very cosy L-shaped lounge, this inviting space wonderfully connects the

entertaining area with formal dining. A well-appointed kitchen has you covered for organisation, featuring a dishwasher, stainless steel double sink, excellent storage space and a freestanding gas oven and cooktop.

There are three great sized bedrooms. These are serviced by an immaculate bathroom with floor to ceiling tiles, large vanity with a separate shower and bathtub.

Step outside to discover a beautiful rear yard, that features an enviable list of must-haves.

### Auction

\$590,000

Saturday 3rd June at 12.00pm

### Agent



#### Greg Nicholls

0478 131 807

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



#### Luke Mitchell

0411 703 055

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

## Auction



### 33 Fleming Street **Mansfield Park**

4 1 2

#### Opportunity Knocks! Tranquil 4 Bedroom Home or Develop (STPC)

Live in and enjoy this charming home as is, or rent out, renovate or develop now or in the future! (Subject to planning consent-STPC) 33 Fleming Street promises possibility - this 640 sqm2 (approx.) opportunity won't be here for long.

This beautiful family loved 4 bedroom home is located in a quiet street away from the main roads, in sought-after Mansfield Park. It is close to everything and surrounded with a variety of specialty stores, groceries and delicious restaurants for your family to explore!

#### Features we love:

- Beautiful original condition, well maintained inside and out, including 4 good-sized bedrooms, a neat bathroom and a separate toilet
- The main bedroom, facing north, features a spacious layout, with custom-sized wardrobes and storage facilities included
- Light filled second bedroom with built-in robe, dressing mirror and ceiling fan.

#### Auction

Saturday 3rd June at 1.30pm

#### Agent



**Michele Alexandrou**

0411 226 600

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



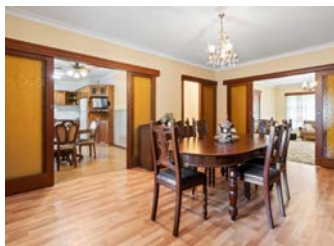
**Vicky Zhang**

0470 219 045

[vicky.zhang@jhadelaidemetro.com.au](mailto:vicky.zhang@jhadelaidemetro.com.au)



# Auction



## 9 Bridge Road **Payneham**

3 2 2

### Superb Home with Endless Potential in a Sought-After Location!

Welcome to a fantastic home in such a sought-after location! Nestled on a quiet street, this property offers endless possibilities and is perfect for those seeking to live in as is, renovate, or even knock down to build their dream home or sub-divide (STPC).

The generous 18.59 metre frontage sets the stage for this impressive residence, situated on a sprawling 626sqm (approx.) block. Boasting a functional layout, this home features three good-sized

bedrooms and two bathrooms, providing ample space for comfortable living.

The exterior of the property showcases a timeless Basket Range front, exuding charm and character. Upon entering, you'll be greeted by a front lounge room that basks in an abundance of natural light, thanks to its north-facing orientation. This inviting space sets the perfect atmosphere for relaxation and entertaining.

**Auction**

\$790,000

Saturday 10th June at 11.00am

**Agent**



**Julian Rullo**  
0407 846 417

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

# Auction



## 16 Radnor Avenue **Rostrevor**

4 1 1

### Blue Chip Radnor Avenue – Limitless Potential!

Located in the highly desirable suburb of Rostrevor and set on a generous allotment of 967sqm (approx.) with a frontage of 17.06m x 56.69m this home provides the ideal canvas for buyers to let their imagination run wild.

Whether you are looking to renovate, redevelop or subdivide (STPC) be sure to drop by one of the open inspections as this is definitely a property that you won't want to miss.

This pretty 4 bedroom family home is located in a quiet street away from the main roads, in

sought-after Rostrevor. It is close to everything, including supermarkets, grocery and specialty stores and many delicious restaurants for your family to explore.

Offering an enviable address and lifestyle, this much loved family home will charm you with three good sized bedrooms plus sunroom/rumpus room. The dining room will captivate with its beautiful morning light and the back verandah is a great place for an afternoon cocktail.

### Auction

Saturday 17th June at 2.00pm

### Agent



**Michele Alexandrou**

0411 226 600

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**Vicky Zhang**

0470 219 045

[vicky.zhang@jhadelaidemetro.com.au](mailto:vicky.zhang@jhadelaidemetro.com.au)





## 1D Birks Street **Parkside**

4 3 2

### Living in the heart of Parkside

LJ Hooker Adelaide Metro is proud to present this house & land package to the market – sensationally located in the highly sought-after suburb of Parkside.

Nestled in the heart of the community, this location is a true gem as it offers a comfortable proximity to top-rated schools. The convenience of public transportation allows you to travel northwest to the CBD, where an array of shopping, entertainment, and restaurants await.

It is situated in one of Adelaide's prime blue-chip suburbs and

provides a one-of-a-kind chance to relish a hassle-free lifestyle just moments away from the CBD, Adelaide Hills, popular cafes and restaurants, and great shopping options and schools.

Highlight features:

- Land size 420 sqm (approx)
- High ceilings measuring 3 meters on the ground floor
- Miele kitchen appliances
- Stone benchtops
- Master bedroom with en-suite and walk-in-robe
- Spacious walk-in pantry
- Double garage with internal entry

### For Sale

Contact Agent

### Agent



**Albee Liang**

0431 427 362

[albee.liang@ljhadelaidemetro.com.au](mailto:albee.liang@ljhadelaidemetro.com.au)



**Michele Alexandrou**

0411 226 600

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





## 1 Clifton Court **Stonyfell**

4 2 2

### Sophisticated & Stylish

Architect designed, this stunning light filled home is located in the most prestigious cul de sac in Stonyfell. West Australian limestone feature walls create immediate, impressive street appeal plus it is surrounded by quality built homes.

Great for entertaining, and family needs will be met with 3 living areas, 4 spacious bedrooms, 2 bathrooms,

powder room plus a fabulous outdoor area with wood-fired pizza oven, built in BBQ & lovely landscaped rear gardens.

With only one adjoining home, birdlife & koalas are your only other neighbors!

Close to transport, walking trails, cafes, parks & shops, this home is perfect to just move in, relax & enjoy!

### For Sale

\$1,730,000

### Agent



**Kay Morris**

0411 181 249

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



**Justin Li**

0422 221 162

[justin.li@ljhadelaidemetro.com.au](mailto:justin.li@ljhadelaidemetro.com.au)



## 293-295 Fullarton Road **Parkside**

3 2 2

### Living in the heart of the most desirable Parkside with a city-fringe location – close to everything!

These meticulously crafted apartments are situated in one of Adelaide's prime blue-chip suburbs and provide a one-of-a-kind chance to relish a hassle-free lifestyle just moments away from the CBD, Adelaide Hills, popular cafes and restaurants, great shopping options.

Act fast to express your interest as a large portion of these opulent apartments have already been purchased!

301 (3B/2B/2C 170 SQM) – \$1,450,000

109 (2B/2B/1C 122 SQM) – \$720,000

101 (2B/2B/2C 106 SQM) – \$780,000

003 (1B/1B/1C 129 SQM) – \$520,000

### For Sale

Contact Agent

### Agent



**Michele Alexandrou**

0411 226 600

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

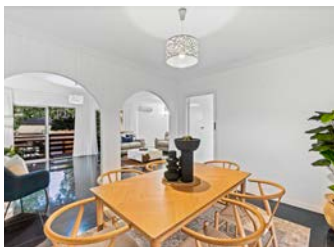


**Albee Liang**

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## 13a Hallett Road **Erindale**

4 3 4

### A Fabulous Family home or Develop (STPC ) on land some 1025m2

Great for those who love entertaining, this double brick, glazed roof tiled, light filled, spacious home offers a flexible floorplan that will tick so many boxes for family living.

With a wide frontage & set well back from the road, the high front wall & auto front gate makes this home both secure & private.

The entrance leads to a massive sitting room with adjacent dining room. The kitchen servicing this area offers

plenty of opportunity to add to, and has plenty of room to eat in. With creative thinking, this is a space that has great versatility as to how you want to use it. Enjoy sunrise views from the sitting room balcony & treetop sunset views from the rear balcony.

On this level there are 3 spacious bedrooms, the master with walk in robe and ensuite. Bedrooms 2 & 3 both have built in robes & are serviced by a central stylish bathroom.

#### For Sale

\$1,650,000

#### Agent



**Doris He**

0423 707 585

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



**Kay Morris**

0411 181 249

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



## 4 Girolamo Court **Campbelltown**

4 2 1

### Tranquil 4 Bedroom Home on an Easy Care Allotment

Welcome to this stunning Four bedroom house located in a quiet cul-de-sac, perfect for those seeking a peaceful and relaxed lifestyle.

The home would be ideal Families, young couples, urban professionals and retirees looking to buy in a growing suburb adorned with quality homes.

A family-oriented area with easy access to transport and leading schools, and in reach of cosmopolitan Norwood. Conveniently located within walking distance to supermarkets,

specialty shops, and paradise interchange to eliminate the stress of city commutes.

The oversized main bedroom boasts an ensuite and walk-in robe, providing the perfect retreat for relaxation and privacy.

The heart of the house is the open plan kitchen, dining and living area, which features a spacious Caesarstone bench top with plenty of room for meal preparation and entertaining. The 4 burner gas cooktop is ideal for those who love to cook and entertain guests.

#### For Sale

\$770,000-\$785,000

#### 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)

## Under Contract



### 4 Aish Close **Newton**

4  2  2 

#### Escape to Your Own Paradise: Luxe Living in a Niche Location

Welcome to your dream home, a true luxury retreat nestled in a private and peaceful area. This magnificent property boasts four bedrooms plus a study, offering ample space for your family's needs.

Step inside and be greeted by the stunning timber floorboards that flow seamlessly throughout the home, exuding warmth and elegance. The main bedroom is a true oasis, featuring a walk-in robe and ensuite.

The spacious and light-filled living areas are perfect for both

relaxation and entertaining, with two separate living areas providing flexibility and versatility for your lifestyle. The commercial stacker doors lead out to a sprawling alfresco area, seamlessly integrating indoor and outdoor living.

The heart of the home is the luxury kitchen, a culinary masterpiece that will delight even the most discerning chef.

This home offers a spacious and stylish haven for your family. Don't miss this opportunity to make this your forever home.

#### For Sale

\$1,250,000 - \$1,290,000

#### Agent



**Julian Rullo**  
0407 846 417

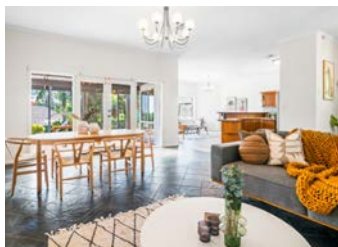
[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)



**Claude Buccella**  
0419 394 110

[claud.buccella@ljhadelaidemetro.com.au](mailto:claud.buccella@ljhadelaidemetro.com.au)





## 1 Dutton Street **Glen Osmond**

3 2 2

### Opportunity Knocks! A Great Home or Develop (STPC)

What an opportunity! On some 1185sqm land with a wide frontage of approx. 25m and north facing at the rear this double brick home is perfect for a family or has development possibilities. It is beautifully presented with huge, north facing, light filled living spaces. The well appointed kitchen overlooks the family room & the adjacent sitting & dining room. There is a small sunroom; the perfect atrium, play room or place to relax & enjoy a good book!

Featuring 3 double bedrooms; master with walk-in robe and ensuite complete with corner spa, bedroom 2 with built in robes with direct access into the main bathroom.

Surrounded by outstanding homes you could demolish & build your dream home or the build 2 semidetached dwellings (STPC)

#### For Sale

\$1,790,000 - \$1,860,000

#### Agent



**Kay Morris**  
0411 181 249

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



## 4 Creekview Road **Paradise**

4 2 2

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

LAND ALREADY TITLED AND READY TO BUILD!

This stunning house and land package will be a dream to step into, with its luxury finishes and intelligent design. Exuding grandeur, this home is sumptuously spread over two levels and comes complete with an all-important downstairs master bedroom.

Embrace the ideal living environment, perfect for families, downsizers, and professional couples, where tranquility awaits amidst a

select few high-quality homes and expansive green spaces.

Your brand-new home features:

- Huge savings on stamp duty!
- Architecturally designed freestanding home
- Beautiful street appeal with rare 19.68m frontage
- Open plan living and dining area, bathed in natural light
- Stunning 6m high (approx.) entrance (void) with feature lighting
- Built-in robes to all four generous sized bedrooms

**For Sale**

Contact Agent

**Agent**



**Greg Nicholls**

0478 131 807

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

\$1,190,000

3 2 1



**Michele Alexandrou**  
0411 226 600



**Albee Liang**  
0431 427 362



### Adelaide

401/26 Hurtle Square

2022 Award Winning Luxury Apartment

**For Sale**

Contact Agent

3 2 1



**Michele Alexandrou**  
0411 226 600



**Vicky Zhang**  
0470 219 045



### Under Contract

### Adelaide

201 / 12 Tapley Street

Flawless architectural design redefines city living

**For Sale**

\$550,000

2 1 1



**Michele Alexandrou**  
0411 226 600



**Vicky Zhang**  
0470 219 045



### Athelstone

10 Maryvale Road

A lifestyle where anything is possible...

**For Sale**

\$350,000-\$370,000



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417



### Campbelltown

4 Girolamo Court

Tranquil 4 Bedroom Home on an Easy Care Allotment

**For Sale**

\$770,000-\$785,000

4 2 1



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417



### Campbelltown

24 Chapel Street

Last chance to save over \$20k on Stamp Duty !

**For Sale**

\$980,000-\$1,078,000

4 3 2



**Greg Nicholls**  
0478 131 807





### College Park

3a Magdalen Street

Exciting City Fringe Living

**Auction**

Sunday 18th June at 12.00pm

3 1 2



**Marie Brus**  
0418 844 502



**Sam Derbali**  
0450 033 056



### Dernancourt

30 Ridgefield Avenue

Linear Park Living on the  
Cusp of the O-Bahn

**Auction**

\$590,000

Saturday 3rd June at 12.00pm

4 1 3



**Greg Nicholls**  
0478 131 807



**Luke Mitchell**  
0411 703 055



### Erindale

13A Hallett Road

A Fabulous Family home or Develop  
(STPc ) on land some 1025m2

**For Sale**

\$1,650,000

4 3 4



**Doris He**  
0423 707 585



**Kay Morris**  
0411 181 249



### Glen Osmond

1 Dutton Street

Opportunity Knocks! A Great Home  
or Develop (STPc)

**For Sale**

\$1,790,000 - \$1,860,000

3 2 2



**Kay Morris**  
0411 181 249



### Mansfield Park

33 Fleming Street

Opportunity Knocks! Tranquil  
4 Bedroom Home or Develop

**Auction**

Saturday 3rd June at 1.30pm

4 1 2



**Michele Alexandrou**  
0411 226 600



**Vicky Zhang**  
0470 219 045



### Modbury

20 & 20a Glenere Drive

Build the dream home or investors  
build the next property for your  
portfolio!

**For Sale**

Contact Agent

348m²



**Kay Morris**  
0411 181 249



**Under Contract**



**Newton**

4 Aish Close

Escape to Your Own Paradise:  
Luxe Living in a Niche Location

**For Sale**

\$1,250,000 - \$1,290,000



**Julian Rullo**  
0407 846 417



**Claude Buccella**  
0419 394 110

4 2 2



**Paradise**

Lot 2/13 Stoneybrook Drive

Stunning location with 19.68m  
frontage!

**For Sale**

Contact Agent

**348m2**



**Greg Nicholls**  
0478 131 807



**Paradise**

4 Creekview Road

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

**For Sale**

\$948,000 - \$998,000



**Greg Nicholls**  
0478 131 807

4 2 2



**Parkside**

293-295 Fullarton Road

Living in the heart of the most  
desirable Parkside with a city-fringe  
location - close to everything!

**For Sale**

Contact Agent

3 2 2



**Albee Liang**  
0431 427 362



**Michele Alexandrou**  
0411 226 600



**Parkside**

1D Birks Street

Living in the heart of Parkside

**For Sale**

Contact Agent



**Albee Liang**  
0431 427 362



**Michele Alexandrou**  
0411 226 600

4 3 2



**Payneham**

9 Bridge Road

Superb Home with Endless  
Potential in a Sought-After  
Location!

**Auction**

Saturday 10th June at 11.00am

\$790,000

3 2 2



**Julian Rullo**  
0407 846 417



## Payneham

4/15a Rosella Street

Friendly Locale, Friendly Small Group and Pet Friendly!

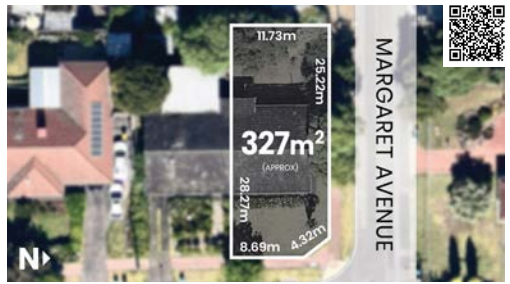
**Auction**

Saturday 17th June at 11.00am



**Greg Nicholls**  
0478 131 807

2 1 1



## Rostrevor

Lot 40/1 Roland Road

A Rare Opportunity: Torrens Titled Block of Land in Highly Sought-After Suburb

**For Sale**

\$495,000-\$540,000



**George De Vizio**  
0412 392 158



**Julian Rullo**  
0407 846 417

327m<sup>2</sup>



## Rostrevor

16 Radnor Avenue

Blue Chip Radnor Avenue

**Auction**

Saturday 17th June at 2.00pm



**Michele Alexandrou**  
0411 226 600



**Vicky Zhang**  
0470 219 045

967m<sup>2</sup>



## Stonyfell

1 Clifton Court

Sophisticated & Stylish

**For Sale**

\$1,730,000



**Kay Morris**  
0411 181 249



**Justin Li**  
0422 221 162

4 2 2



## Torrens Park

56 George Street

A Magnificent 4 Bedroom Home with Spectacular Hollywood Views

**Auction**

Saturday 17th June at 12.30pm

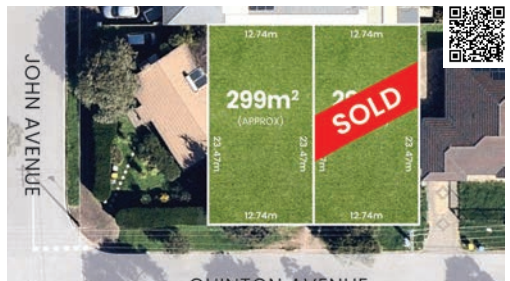


**Albee Liang**  
0431 427 362



**Justin Li**  
0422 221 162

4 2 2



## Tranmere

Lot 742/15 John Avenue

Don't let this opportunity pass you by

**For Sale**

\$545,000 - \$565,000



**Julian Rullo**  
0407 846 417



**George De Vizio**  
0412 392 158

299m<sup>2</sup>

# 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

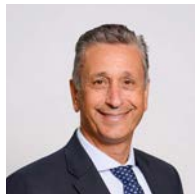
Lease your home with LJ Hooker  
and earn 10,000 Qantas Points

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



**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



**Tony Manto**






















Property Investment Manager  
0434 079 463



**Tri Nguyen**

Property Investment Manager  
0423 686 219

# Available Rentals

39 Stradbroke Road <b>Athelstone</b>	 3  2  2 Avail 16 June	<b>Rent</b> <b>Bond</b>	\$670/wk \$2,680	<b>Tony Manto</b> 0434 079 463
15 Grevillea Avenue <b>Athelstone</b>	 4  2  3 Avail Now	<b>Rent</b> <b>Bond</b>	\$990/wk \$3,960	<b>Keith Brown</b> 0402 353 240
242a Magill Road <b>Beulah Park</b>	 3  1  1 Avail 12 June	<b>Rent</b> <b>Bond</b>	\$400/wk \$1,600	<b>Jessica Dimasi</b> 0413 041 287
3/4 Peroomba Avenue <b>Kensington Gardens</b>	 2  1  1 Avail Now	<b>Rent</b> <b>Bond</b>	\$430-460/wk \$1,720	<b>Tony Manto</b> 0434 079 463
18 East Street <b>Magill</b>	 3  1  3 Avail 26 June	<b>Rent</b> <b>Bond</b>	\$630/wk \$2,520	<b>Tri Nguyen</b> 0423 686 219
14B Cooroyba Court <b>North Haven</b>	 2  2  1 Avail Now	<b>Rent</b> <b>Bond</b>	\$620-650/wk \$2,600	<b>Tony Manto</b> 0434 079 463
56 Arthur Street <b>Plympton Park</b>	 3  1  2 Avail 6 June	<b>Rent</b> <b>Bond</b>	\$480/wk \$1,920	<b>Keith Brown</b> 0402 353 240





## Top Reasons to Change Your Property Manager

"Property management is so much more than simply collecting your rent each week and sending the landlord a statement," says Nick Georges, Head of Property Management at LJ Hooker.

They are an integral part of your investment team.



Scan Here to  
Read More



## Why choose LJ Hooker Adelaide Metro to manage your property?

The Director is personally involved in the Property Management Department

You receive regular communication with your Property Manager

We ensure you are receiving the best rental return on your investment

We work for you!



**Kirsty Clark**  
Business Development Manager

0422 005 721  
kirsty.clark@ljhooker.com.au

SCAN FOR A FREE  
RENTAL APPRAISAL





# Form R3

## Buyers information notice

*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: [www.cbs.sa.gov.au](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

---

- 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?

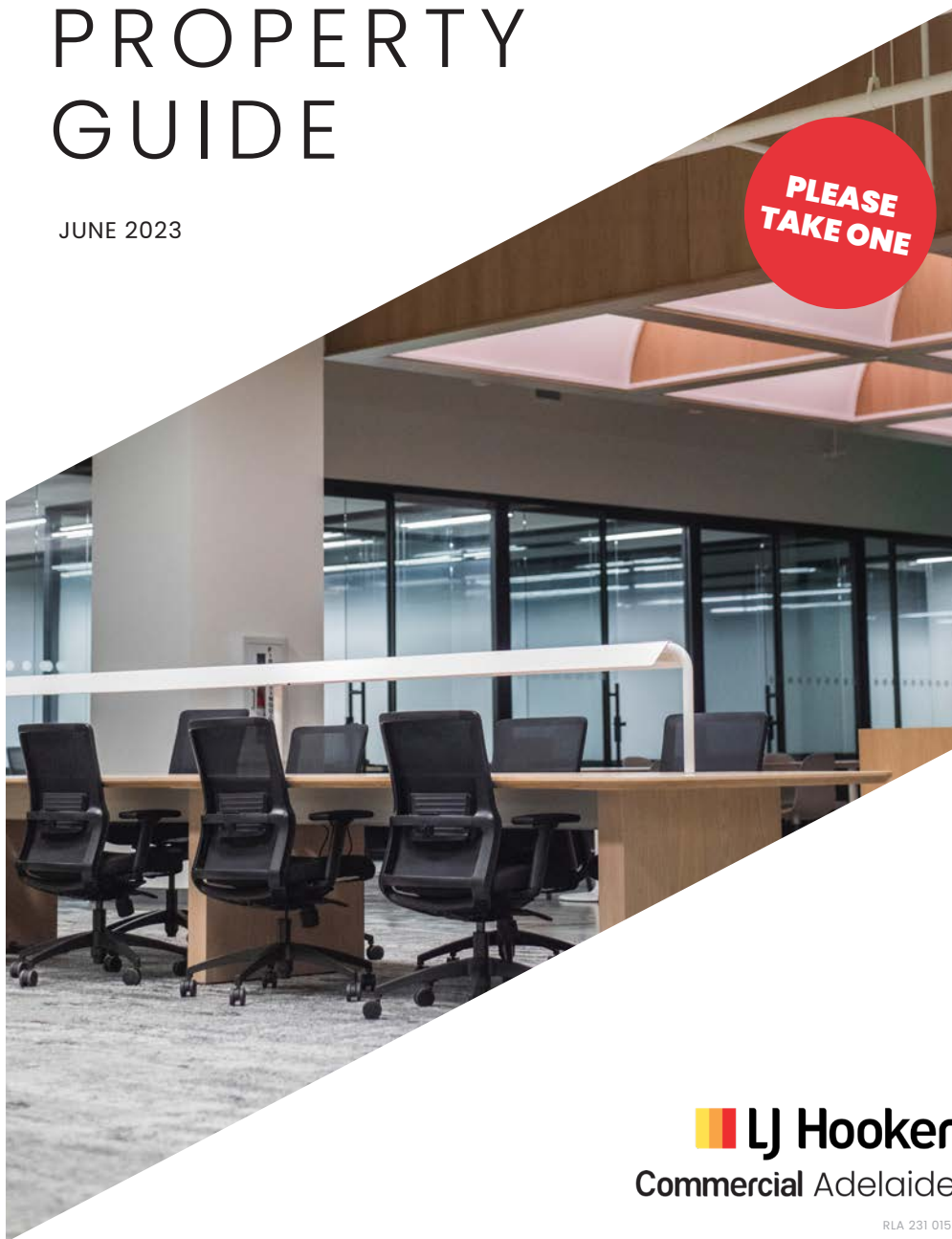
For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

JUNE 2023

**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



**KOFI ADIH**  
Sales and Leasing



**CHARLES PARLETTA**  
Sales and Leasing  
Manager



**FENDI KLEMENTOU**  
Sales and Leasing



**ANTHONY CLEMENTE**  
Sales and Leasing



**MARK TETTIS**  
Sales and Leasing



**ANDREW FORTE**  
Property Manager



**HARRY PANTZIKAS**  
Property Manager



**MICHAEL VAUGHAN**  
Property Manager



**STEPHANIE FRUIN**  
Property Manager



**MICHELINA DE MEO**  
Administration



**VANESSA KALIKATZAROS**  
Business Systems  
Operator



**KAREN MATURANA**  
Business Systems  
Operator



**LISA CARNE PERRE**  
Investment Management  
Administrator



**LAUREN DETULLIO**  
Investment Management  
Administrator



**FOR  
SALE**

**Lots 1,4&5 Corner Grenfell St and Frome St Adelaide**

**East End Leased Investment**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	723 sqm



**Mark Tettis**  
0433 139 892



**Charles Parletta**  
0412 825 186



**FOR  
SALE**

**45 Grenfell Street Adelaide**

**Absolute Core Investment – Whole Building**

<b>For Sale</b>	Contact Agent
<b>Build Area</b>	12,000 sqm



**Mark Tettis**  
0433 139 892



**Anthony Clemente**  
0423 414 554



## Lucrative Commercial Investment Opportunity in Frewville

For Sale	Contact Agent
Build Area	412 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



## North Eastern Dual Frontage Development

For Sale	Contact Agent
Build Area	1,569 sqm

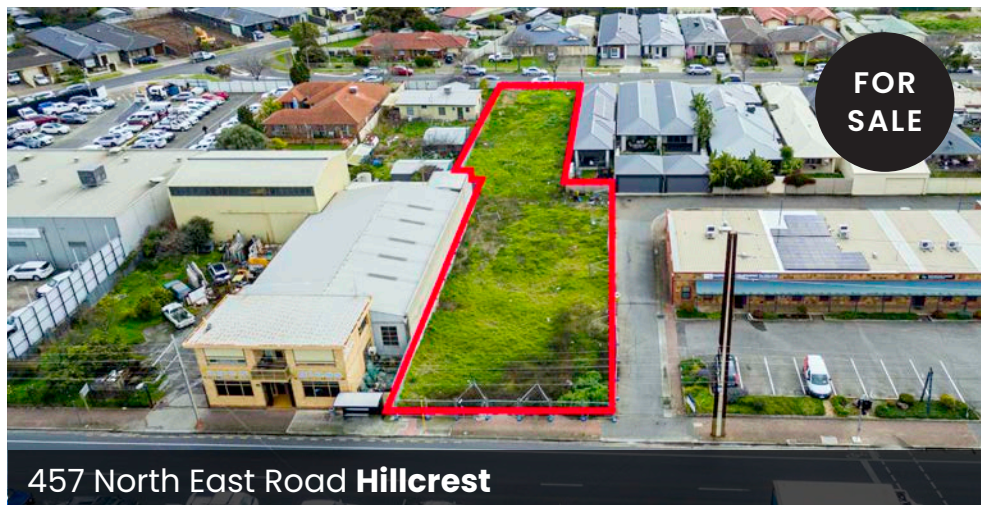


**Rino Pancione**  
0417 822 987



**Mark Tettis**  
0433 139 892





457 North East Road **Hillcrest**

**Prime Development Opportunity In High Exposure Location**

**For Sale** \$2,050,000

**Land Area** 1,530 sqm



**Mario Bonomi**  
0412 080 993



**Fendi Klementou**  
0426 258 030



42 Melbourne Street **North Adelaide**

**Landmark Investment Opportunity with Re-Development Potential**

Friday 9th May 2023 at  
12.00pm onsite

**Auction** Contact Agent

**Build Area** 423 sqm



**Mario Bonomi**  
0412 080 993



**Anthony Clemente**  
0423 414 554



## 550 Marion Road **Plympton Park**

**Commercial Investment Opportunity with Strong Net Income in Plympton Park**

**For Sale** Contact Agent

**Build Area** 3,900 sqm



**Stan Tettis**  
0409 286 820



**Fendi Klementou**  
0426 258 030



## 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**

126 Payneham Road **Stepney**

**Two individual tenancies – Great Investment Opportunity**

**For Sale** Contact Agent

**Land Area** 248 sqm



**Mario Bonomi**  
0412 080 993



**Anthony Clemente**  
0423 414 554

**UNDER  
CONTRACT**

183 Cross Road **Westbourne Park**

**Rare Investment Opportunity**

**For Sale** Contact Agent

**Land Area** 576 sqm



**Mario Bonomi**  
0412 080 993



**Anthony Clemente**  
0423 414 554





**For  
Lease**



### Adelaide

101 Grenfell Street

Character Office Space in the CBD

Build Area	Lease Price
407 sqm	\$420 gross p/sqm

**Contact** **Fendi Klementou**  
0426 258 030  
**Anthony Clemente**  
0423 414 554



### Adelaide

Level 2 & 11/81 Flinders Street

Prime Location With Flexible Office Space

Build Area	Lease Price
450 sqm	Contact Agent

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



### Adelaide

45 Grenfell Street

3 Floors Each of 697sqm\* Available

Build Area	Lease Price
697 sqm	\$290 p/sqm

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



### Adelaide

52/45 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

12 Tucker Street

Character Office Space in the CBD

Build Area	Lease Price
129.7 sqm	\$37,700 pa <sup>+ Outs</sup> <sup>+ GST</sup>

**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

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

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

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

**Anthony Clemente**  
0423 414 554



## Adelaide

147-149 Waymouth Street

Adaptable Leasing Opportunity

<b>Build Area</b>	<b>Lease Price</b>
1000 sqm	Contact Agent

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

**Stan Tettis**  
0409 286 820



## Adelaide

19a Logan Street

Office/Warehouse

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

**Contact** **Anthony Clemente**  
0423 414 554



## Adelaide

Lot 1/187 Grenfell Street

Convenient East End Location

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

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

**Charles Parletta**  
0412 825 186



## 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

**Anthony Clemente**  
0423 414 554



## Adelaide

Ground Floor, 81 Flinders Street

[INSERT YOUR BUSINESS HERE]

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

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

**Fendi Klementou**  
0426 258 030



## Campbelltown

567 Lower North East Road

Prominent Allied facility or Medical Clinic

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

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

**Anthony Clemente**  
0423 414 554



## Edwardstown

56-58 'California Court' Daws Road

Leasing Opportunity in High Exposure Centre

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

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

**Mario Bonomi**  
0412 080 993



## Green Fields

47 George Street

Exciting New Development  
"REGISTER NOW"

<b>Build Area</b>	<b>Lease Price</b>
400 sqm	\$155p/sqm + Outs + GST

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

**Mario Bonomi**  
0412 080 993



## Hackham

154 Main South Road

Last Remaining Tenancy at Hackham Shopping Centre!

Build Area	Lease Price
75 sqm	Contact Agent

**Contact** **Fendi Klementou**  
0426 258 030  
**Anthony Clemente**  
0423 414 554



## Kent Town

PROMINENT CITY FRINGE LOCATION

Build Area	Lease Price
200 sqm	Contact Agent

**Contact** **Rino Pancione**  
0417 822 987  
**Harry Pantzikas**  
0401 818 436



## Mallala

2A Adelaide Road

Versatile Commercial Property including large Powered Shed

Build Area	Lease Price
230 sqm	\$15,000 p.a + Outs

**Contact** **Fendi Klementou**  
0426 258 030  
**Harry Pantzikas**  
0401 818 436



## 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



## Medindie

1/1 Northcote Terrace

Leasing Opportunity in Local Shopping Strip

Build Area	Lease Price
220 sqm	Contact Agent

**Contact** **Kofi Adih**  
0414 834 151  
**Stan Tettis**  
0409 286 820



## Melrose Park

90C & 90D Winston Avenue

Leasing Opportunity in Local Shopping Strip

Build Area	Lease Price
110 sqm	Contact Agent

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



## Murray Bridge

78 Swanport Road

Stand Alone Prominent Consulting Space!

Build Area	Lease Price
225 sqm	Contact Agent

**Contact** **Michael Vaughan**  
0415 715 247



## Norwood

3A & 3B/92-94 The Parade

Affordable offices in Prime Location

Build Area	Lease Price
194 sqm	Contact Agent

**Contact** **Harry Pantzikas**  
0401 818 436  
**Rino Pancione**  
0417 822 987



## Norwood

56 Fullarton Road

Character Consulting Rooms

Build Area	Lease Price
170 sqm	Contact Agent

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





### Norwood

154 A & B The Parade

High Exposure Retail Opportunity -  
Make An Offer

Build Area	Lease Price
140 sqm	Price on Application

**Contact** **Harry Pantzikas**  
0401 818 436  
**Rino Pancione**  
0417 822 987



### Norwood

Suite 2A/136 The Parade

Parade Plaza Office Space

Build Area	Lease Price
70 sqm	Contact Agent

**Contact** **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



### Redwood Park

257-259 Grenfell Road

Early Learning Facility

Build Area	Lease Price
247 sqm	Contact Agent

**Contact** **Stan Tettis**  
0409 286 820  
**Kofi Adih**  
0414 834 151



### Ridgehaven

Shop 10/1007 North East Road

Office/Consulting Suite for Lease

Build Area	Lease Price
109 sqm	Contact Agent

**Contact** **Mario Bonomi**  
0412 080 993  
**Anthony Clemente**  
0423 414 554



### Salisbury East

1/76 Daphne Road

Office/Consulting Suite for Lease

Build Area	Lease Price
117 sqm	Contact Agent

**Contact** **Harry Pantzikas**  
0401 818 436  
**Rino Pancione**  
0417 822 987



### Salisbury Heights

3/20 Canterbury Drive

Prime Retail Space

Build Area	Lease Price
400 sqm	Contact Agent

**Contact** **Harry Pantzikas**  
0401 818 436  
**Rino Pancione**  
0417 822 987



### Stirling

Suite 12, The Tiers/49-57 Mount Barker Rd

Affordable Space within 'The Tiers'

Build Area	Lease Price
84.2 sqm	Contact Agent

**Contact** **Anthony Clemente**  
0423 414 554  
**Mario Bonomi**  
0412 080 993



### Woodville Gardens

52 Hanson Road

Medical/allied Health Opportunity

Build Area	Lease Price
229 sqm	Contact Agent

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

# 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](https://adelaide.ljhcommercial.com.au)**

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