



# Property Guide

Cover | 39 Jikara Drive, Glen Osmond

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

## Our Team

### Residential Sales



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



**George De Vizio**  
Sales Manager  
0412 392 158  
Top 15%



**Greg Nicholls**  
Sales Consultant  
0478 131 807



**Julian Rullo**  
Sales Consultant  
0407 846 417



**Lisa Xu**  
Sales Consultant  
0432 235 818



**Luke Mitchell**  
Sales Consultant  
0411 703 055



**Mark Brus**  
Sales Consultant  
0408 389 544



**Marie Brus**  
Sales Consultant  
0418 844 502  
Top 15%

## Residential Property Management



**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



**Kirsty Clark**  
Business Development Manager  
0422 005 721



**Matthew Panozzo**  
Property Investment Manager  
0405 224 369



**Tony Tang**  
Property Investment Manager  
0423 686 219



**Tony Trajkovic**  
Property Investment Manager  
0401 349 899

## Admin



**Marlene Winter**  
Business Systems Operator



**Sam Brotherson**  
Graphic Design / Marketing



**Hannah Lawrance**  
Graphic Design / Marketing



**Mariann Athanasopoulos**  
Administration



**Michelina De Meo**  
Administration



**Thami Petrini**  
Administration



**Fiona Geng**  
Administration



**Eagleheart Bird**  
Administration



**Amy Schoefield**  
Director of First Impressions



**Brittney Campain**  
Director of First Impressions

# Suburb Feature Felixstow

## Market Update

JANUARY

Last month Felixstow had 11 properties available for rent and 3 properties for sale.

Median property prices over the last year range from \$1,225,000 for houses to \$676,250 for units. If you are looking for an investment property, consider houses in Felixstow rent out for \$650 PW with an annual rental yield of 2.8% and units rent for \$560 PW with a rental yield of 4.0%. Felixstow has seen an annual compound growth rate of 15.8% for houses and -7.4% for units.

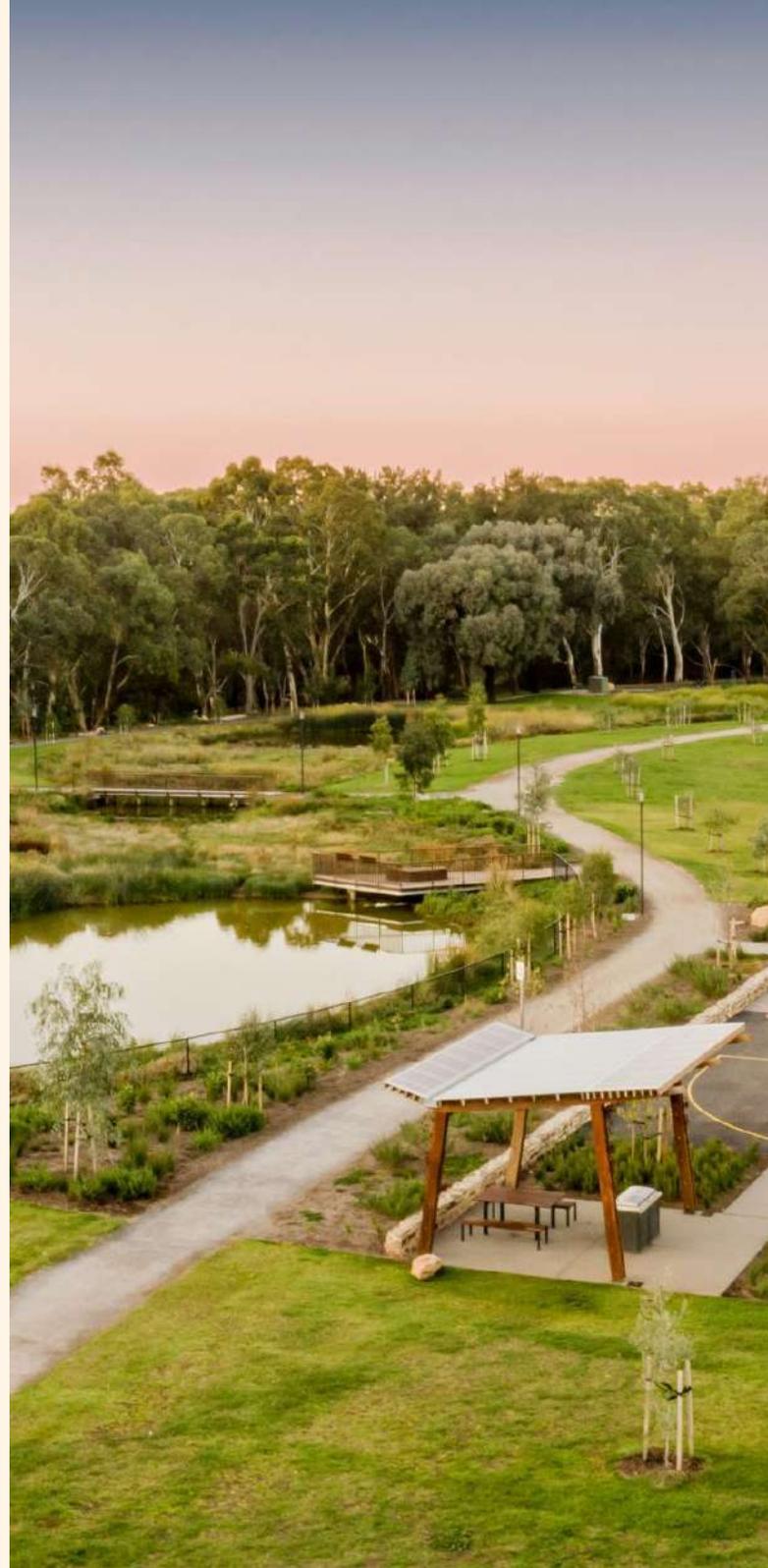
# 59

HOUSES SOLD  
PAST 12 MONTHS

# \$1,225,000

MEDIAN  
HOUSE PRICE

IMAGE: Felixstow Reserve and Wetlands



# LJ Hooker Adelaide Metro

## Market Performance

6 MONTHS

In the last 6 months listings by LJ Hooker - Adelaide Metro have had 4,256 buyer enquiries on realestate.com.au and 5,778 rental enquiries on the same platform.

# 4,256

BUYER ENQUIRIES  
ON REA

# 5,778

RENT ENQUIRIES  
ON REA



**Under Contract**

59/255 Hindley Street, Adelaide

## Prime CBD Studio in the Heart of Adelaide



The studio layout is both practical and comfortable, complemented by a well-appointed kitchen featuring generous bench space, ample storage, an oven and electric cooktop—ideal for everyday living or short-term stays. Natural light, functional proportions and a low-fuss design make the space easy to enjoy and simple to maintain.

Positioned just moments from Adelaide's best cafés, restaurants, nightlife, public transport, universities and shopping precincts, the location is second to none. Currently tenanted until March 24th at \$480 per week, the property offers immediate rental return with future flexibility—making it a smart and versatile addition to any portfolio.

### FOR SALE

#### AGENTS

Julian Rullo  
0407 846 417

Jo Chapley  
0403 056 889

#### AGENCY

LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



Scan the QR code to see current opens



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It's the difference between settling for a good result and celebrating a great one.



16/255 Hindley Street, Adelaide

## Two-Bedroom Opportunity in the Heart of Adelaide



Positioned in the very heart of Adelaide's CBD, this well-presented two-bedroom apartment at 255 Hindley Street offers an exceptional blend of city convenience and peaceful, low-maintenance living. Built in 1991 and thoughtfully designed, it is ideal for first home buyers, city weekender seekers or astute investors looking to secure a blue-chip inner-city address.

Currently tenanted until 2nd April at \$570 per week, this property delivers immediate rental return with long-term flexibility—making it a smart and versatile investment opportunity in a tightly held location.

**FOR SALE**

**AGENTS**

Julian Rullo  
0407 846 417

Jo Chapley  
0403 056 889

**AGENCY**

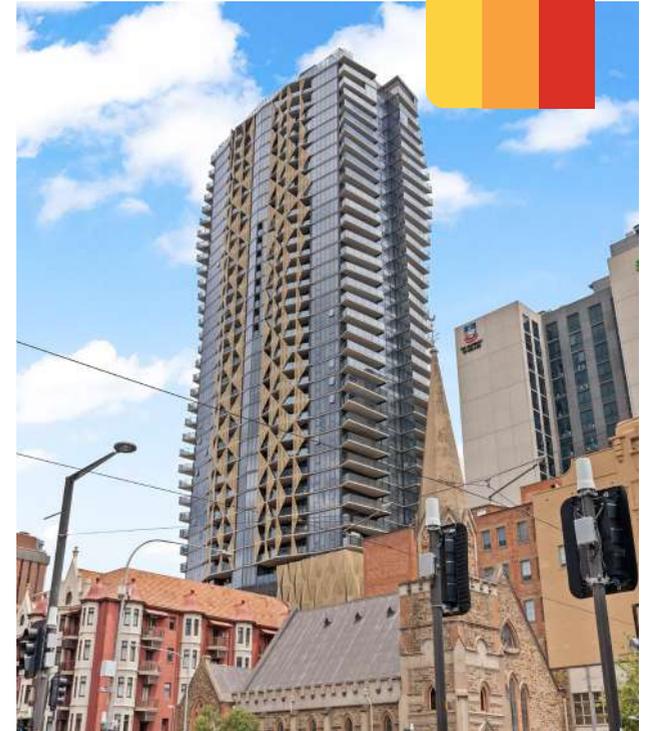
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3106/17 Austin Street, Adelaide

## Luxury Lifestyle Living



A luxurious and secure living experience in the heart of Adelaide within walking distance of many amenities including Rundle Mall and Rundle Street with its multitude of exclusive eateries and bars. This stunning apartment offers a modern and sophisticated lifestyle, with all the features you need for a comfortable and convenient life.

This stunning three-bedroom apartment boasts a spacious open-plan design, filled with natural light and adorned with modern finishes. The timber-floored living room is a standout feature, offering a bright and airy atmosphere with breathtaking views of the city skyline.

**FOR SALE**  
\$1,250,000

**AGENTS**

Troy Tyndall  
0401 661 997

LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



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**Under Contract**

16 Old Norton Summit Road, Auldana

## Elevated Luxury Residence on 24,300sqm

5 3 2

Perched on an elevated 24,300sqm (approx.) allotment in a prized eastern suburbs location just 10km from the CBD, this recently updated five-bedroom residence combines space, style and sophistication. A grand foyer with curved staircase and chandelier sets the tone for the luxury within, while the open-plan kitchen, living and dining area flows to a vast outdoor entertaining space with treetop views. The gourmet kitchen boasts stone benchtops, gold fixtures, and premium appliances. The main suite features a balcony, dressing room and ensuite, while Travertine-clad bathrooms service the additional bedrooms. A downstairs living zone with wet bar offers flexible living. With a gas fireplace, abundant natural light and space to grow, this is the ultimate family sanctuary in a premier setting.

**FOR SALE**  
Contact Agent

**AGENTS**  
Troy Tyndall  
0401 661 997

Julian Rullo  
0407 846 417

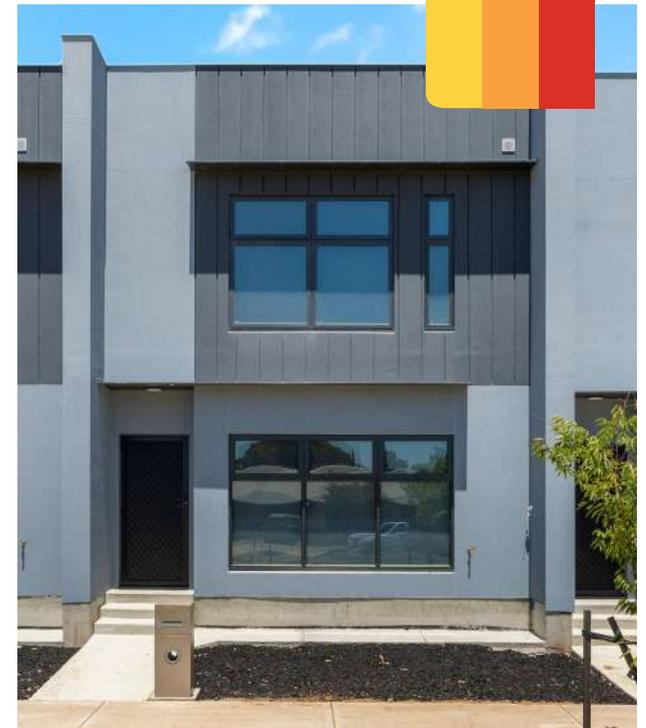
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18 Kati Street, Angle Park

## Brand New Torrens Title Townhouse | Prime Location

3 2 2

This brand new Torrens Title townhouse offers a secure, low-maintenance investment with a long-term DHA lease in place. Featuring 3 bedrooms, 2 bathrooms, and a double garage, the home showcases quality finishes throughout. The ground floor includes stylish laminate flooring, a modern kitchen with stone benchtops, gas cooktop, and ample storage. Comfort is assured year-round with ducted reverse-cycle air conditioning and LED lighting throughout, plus a convenient downstairs toilet with under-stair storage.

**FOR SALE**  
Contact agent

**AGENT**  
Lisa Xu  
0432 235 818

**AGENCY**  
LJ Hooker Adelaide Metro  
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1 & 2/13 Julian Street, Christie Downs

## Rare Jewel in Julian Street

Build the home you've always imagined in a location that truly delivers. These two Torrens Titled allotments offer the perfect foundation for your vision, whether it's a modern family haven, a stylish first home or an investment in a fast growing suburb.

These generous size blocks make designing and building simple and stress free.

Lot 741: 405m<sup>2</sup>\* with 10m frontage\*  
 Lot 742: 406m<sup>2</sup>\* with 9.3m frontage\*

Step outside and enjoy everything this pocket of Christie Downs has to offer. Local schools are a short walk away, while Colonnades shopping centre, cafes, dining and retail are right at your fingertips.

If you're ready to turn your dreams into reality but need to find the right builder to make that happen, we can connect you with tailored house and land packages designed for these blocks.

**FOR SALE**  
 Contact agent

**AGENTS**  
 Luke Mitchell  
 0411 703 055

**AGENCY**  
 LJ Hooker Adelaide Metro  
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 RLA 61345 | 282965 | 231015



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7A Scott Avenue, Flinders Park

## Effortless Modern Living in a Prime Location

4 2 2

Modern, stylish and effortlessly functional, this brand new 2025 built townhouse is superbly positioned in one of Flinders Park's most tightly held locations, directly overlooking the leafy expanse of Ross Reserve. Offering a rare blend of peaceful outlooks and urban convenience, this home places you perfectly between the city and the sea.

Designed for contemporary living, the home showcases a spacious open plan kitchen, living and dining area that forms the heart of the residence. The kitchen is both elegant and practical, featuring stone benchtops, a 5 burner gas cooktop, wall oven, breakfast bar and an abundance of storage - ideal for everyday living and entertaining alike.

**FOR SALE**

**AGENTS**  
 Julian Rullo  
 0407 846 417

George De Vizio  
 0412 392 158

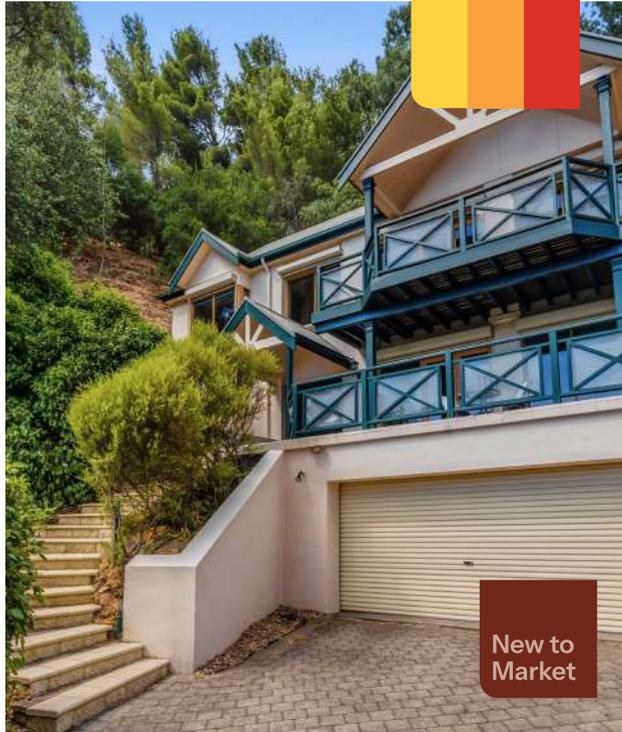
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New to Market

39 Jikara Drive, Glen Osmond

## Elevated Coastal Views in a Tranquil Hills Setting

4 2 2

Set within a peaceful valley and surrounded by natural beauty, this impressive three storey residence captures sweeping coastal views while offering space, privacy and flexibility across a generous 1951sqm allotment.

Designed to embrace its elevated position, the home is spread over three thoughtfully planned levels and comprises four bedrooms. The ground floor features a remote controlled double garage with excellent storage and a cellar, ideal for wine enthusiasts or additional secure storage.

A rare combination of space, views and lifestyle in one of the area's most sought after pockets.

**BEST OFFERS BY**  
Tuesday 3rd March at 3pm

**AGENTS**  
Marie Brus  
0418 844 502

Mark Brus  
0408 389 544

**AGENCY**  
LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



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New to Market

62 Barnes Road, Glynde

## Corner Block- Basket Range Home

3 1 2

Positioned on 719sqm (approx.) corner allotment, this is a rare offering with outstanding future potential.

The original yet well-kept double brick home features three bedrooms, one bathroom and two car spaces. Offering comfortable living with scope to renovate or extend. This home presents flexibility for owner occupiers, investors, renovators or developers (STPC).

Set in a tightly held location, this is a compelling opportunity to secure land, lifestyle and long-term upside.

**AUCTION**  
Saturday 7th March at 10:30am

**AGENTS**  
Luke Mitchell  
0411 703 055

Claude Buccella  
0419 394 110

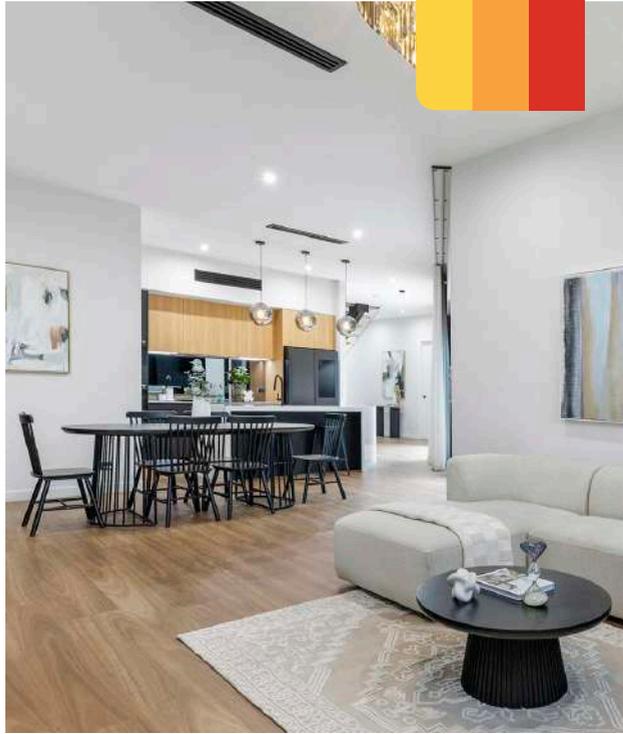
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LJ Hooker Adelaide Metro  
(08) 8362 8008  
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16A Birdwood Road, Greenacres

## Refined Luxury & Bespoke Family Living

4 2 2

Set on approx. 430m2, this architecturally designed family home offers space, quality and comfort. Every detail has been meticulously considered to deliver a bespoke living experience, where high end appliances meet timeless elegance.

From the moment you arrive, the home's presence is undeniable. A striking stone feature wall spans both levels of the facade, while the large timber entry door offers a taste of the luxury that awaits. Inside, a stunning Tasmanian oak staircase with frameless glass balustrades is bathed in natural light from a skylight above, setting the tone for the custom finishes that flow throughout the home.

**FOR SALE**  
\$1.58m - \$1.7m

**AGENTS**  
Luke Mitchell  
0411 703 055

Claude Buccella  
0419 394 110

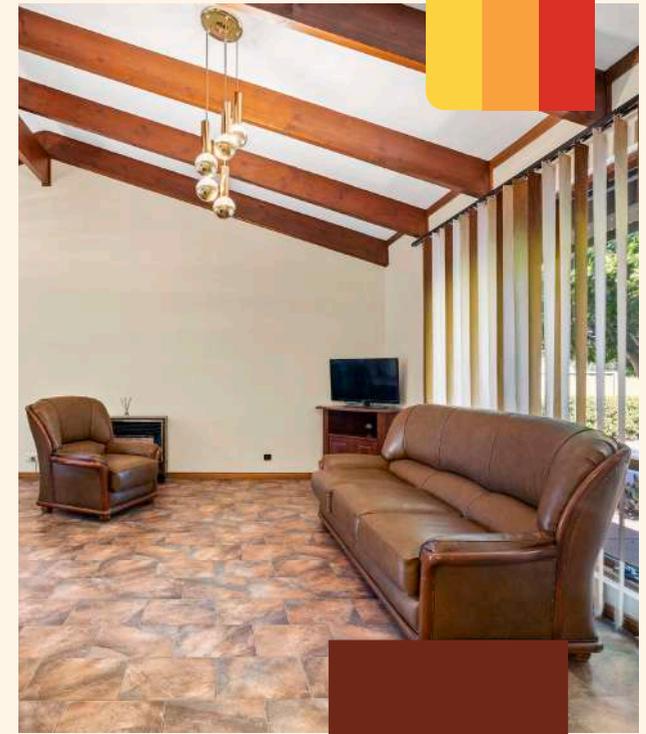
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\*Approximate. All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



1077 Lower North East Road, Highbury

## Family Home with Endless Potential

4 2 4 752m2

Beautifully maintained, this home offers space, comfort and exceptional potential to modernise/ personalise to your desire.

The home features four bedrooms, two bathrooms and two separate living areas, providing a flexible layout suited to families or those looking to add value over time. The master features an ensuite, walk-in robe and adjoining study/ nursery space. With a double carport and a large shed ideal for vehicles or a workshop, the property delivers practicality and promise.

A fantastic opportunity to move in, update gradually and create something special.

**Just Sold**

**AGENTS**  
Luke Mitchell  
0411 703 055

Claude Buccella  
0419 394 110

**AGENCY**  
LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



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LJ Hooker

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4A Beasley Street, Marden

## Luxurious Lifestyle Property

3 2 2

Constructed to the highest standards, this luxurious two-storey residence is perfectly positioned on a low-maintenance 382sqm allotment, delivering exceptional space, quality and functionality in a tightly held and highly desirable location.

Sold Prior to Auction

### AUCTION

Saturday 28th February at 1:00pm

### AGENTS

Marie Brus  
0418 844 502

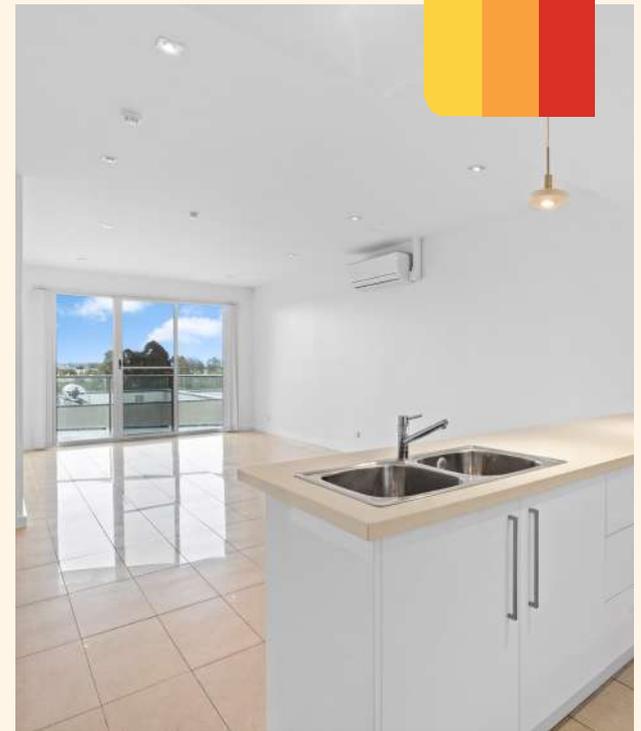
Mark Brus  
0408 389 544

### AGENCY

LJ Hooker Adelaide Metro  
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RLA 61345 | 282965 | 231015



Scan the QR code to see more details



309/20-24 Metro Parade, Mawson Lakes

## Modern, Low-Maintenance Living with a Scenic Lifestyle

2 2 1

Positioned in the heart of Mawson Lakes, this light filled two bedroom apartment offers an effortless lifestyle ideal for first home buyers, downsizers, professional couples and investors alike. Thoughtfully designed, the open plan kitchen, living and dining area provides a seamless space for everyday living, complemented by modern finishes and an inviting sense of comfort.

The contemporary kitchen is well appointed with a four burner gas cooktop, oven, dishwasher and ample storage, making meal preparation simple and convenient. Sliding doors open to a generous balcony—perfect for entertaining, morning coffees or unwinding at the end of the day.

**FOR SALE**  
Contact agent

### AGENTS

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

### AGENCY

LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



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**Under Offer**

11A Lakeside Close, Mawson Lakes

## Space, Flexibility & Lifestyle in Lakeside Setting

4 2.5 1 1

Set in a highly desirable location of Mawson Lakes, this spacious two-storey home offers flexibility, comfort and future potential. Featuring four bedrooms, multiple living zones across both levels and a private balcony, it's ideal for families or professionals seeking room to grow. The open plan living and dining area flows to a large, paved backyard, while a gated front courtyard adds privacy and security.

Move-in ready with scope to update/ personalise to your desire, plus garage and additional driveway parking, this home combines lifestyle convenience with long-term appeal.

Not to mention, walking distance from the lake, parks and local cafes/ eateries.

### AGENT

Luke Mitchell  
0411 703 055

### AGENCY

LJ Hooker Adelaide Metro  
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**Under Contract**

25A Crozier Avenue, Modbury

## Courtyard Living with Space, Comfort & Position

3 1 2

Tucked away at the rear for added privacy, this well-presented three-bedroom courtyard home, built in 2007, offers comfortable, low-maintenance living in a highly convenient location. A wide hallway leads to a spacious, north-facing open plan kitchen, living and dining area filled with natural light. The kitchen provides generous bench space, ample storage and an electric cooktop, flowing seamlessly to a large covered outdoor entertaining area—ideal for year-round enjoyment. The main bedroom features a walk-in robe and two-way bathroom, while bedrooms two and three include built-in robes. Perfect for first home buyers, downsizers, small families or investors, all within walking distance to public transport, the O'Bahn and Tea Tree Plaza.

### AGENTS

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

### AGENCY

LJ Hooker Adelaide Metro  
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LJ Hooker

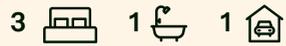
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Just Sold

49 Osborne Road, North Haven

### Coastal opportunity with options.



Welcome to Osborne Road North Haven. This original condition 3 bedroom house is perfectly positioned only moments from the beach.

Ideal for families seeking comfort and convenience. Built in 1976, the property offers the opportunity to renovate and rejuvenate, build your beachside family home or re-develop the generous 772sqm approx allotment (STPC)

North Haven is a suburb known for its friendly community atmosphere and easy access to essential amenities. Enjoy leisurely weekends at the nearby marina or take a short stroll to the beach or one of the many local parks.

#### AGENTS

Troy Tyndall  
0401 661 997

Julian Rullo  
0407 846 417

#### AGENCY

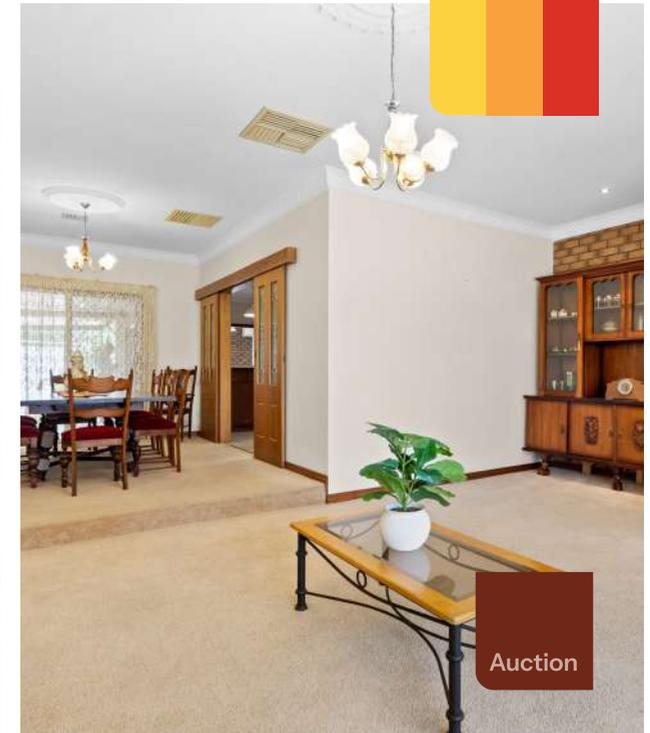
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Auction

2a Hardy Street, Paradise

### Colonial Charm with Relaxed Living and Family Appeal



Set on a generous 660sqm (approx.) allotment with an impressive 18.28m frontage, this well-maintained 1986 Colonial-style home offers broad appeal for first home buyers, families, investors or astute developers. Constructed in solid double brick and enjoying a desirable north-facing orientation, the home combines timeless street appeal with light-filled, practical living. Classic Colonial windows and manicured gardens create a welcoming first impression, while inside features three well-sized bedrooms, including a main with ensuite and built-in robe. Multiple living areas, a central kitchen with ample storage, and excellent indoor-outdoor flow enhance everyday comfort. Positioned within walking distance to Newton Central, schools, parks and public transport, this is a home of convenience, character and future potential.

**AUCTION**  
Sat, 21st Feb at 11:00am

**AGENTS**  
Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

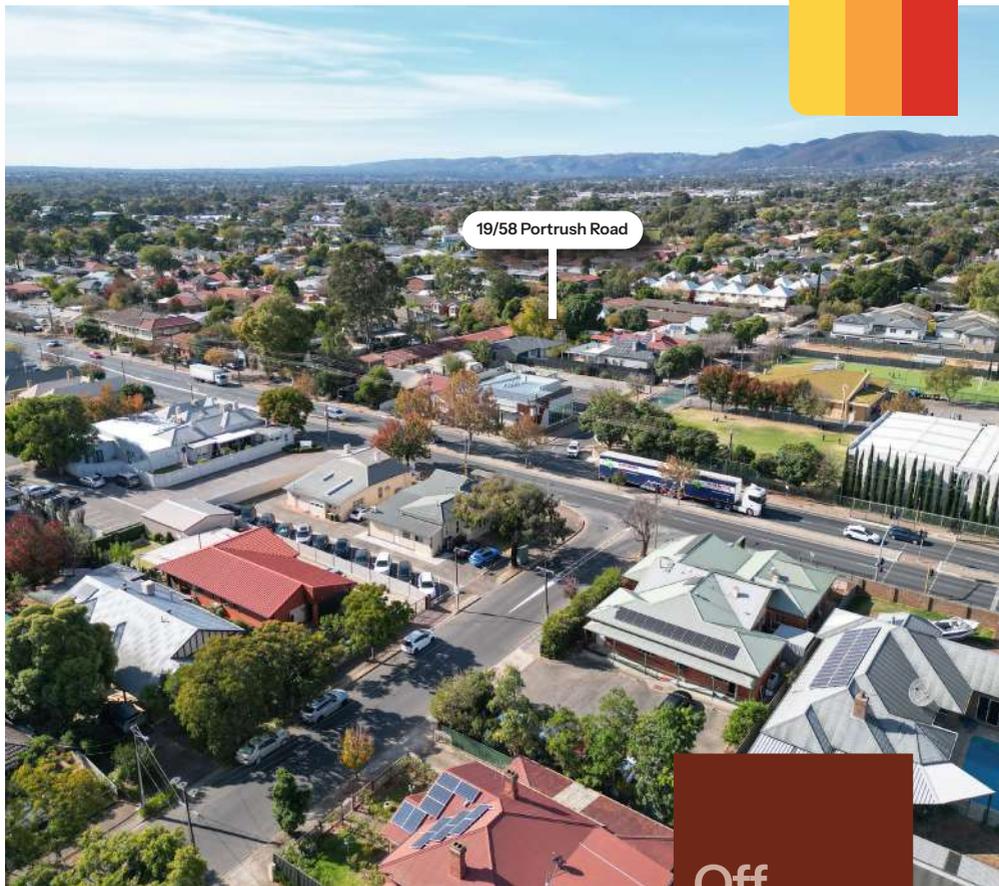
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19/58 Portrush Road

**Off Market**

19/58 Portrush Road, Payneham

## Off Market Unit Opportunity



Off Market Opportunity on Portrush Road, Payneham. Two bedrooms, one bathroom. Contact Luke Mitchell for more details,

### FOR SALE

Contact agent

### AGENTS

Luke Mitchell  
0411 703 055

### AGENCY

LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



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72 Marian Road, Payneham

## An Exceptional Opportunity in a Tightly Held Locale



Set on an expansive 1,214sqm (approx.) allotment with dual frontage and a generous 15.29m street presence, this original 1961 built four bedroom home represents a truly rare land offering in a tightly held and highly sought after location, positioned less than 7km from the Adelaide CBD. Opportunities of this scale and flexibility are becoming increasingly scarce, making this an exceptional prospect for a wide range of buyers.

The home itself is a conventional double brick residence and, while presented in only fair condition, provides great bones and immediate holding income or renovation potential. All four bedrooms are of good size and are centrally serviced by the main bathroom.

### FOR SALE

Contact Agent

### AGENTS

Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

### AGENCY

LJ Hooker Adelaide Metro  
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**Just Sold**

1, 2 & 3/3 Pauline Drive, Surrey Downs

## Rare Release with Generous Frontages!

\*Build new in the Heights zone\*

Opportunities like this don't pop up every day, these three North facing rear blocks offer the perfect blank canvas to bring your dream home to life or secure a smart long term investment.

Each block offers a minimum 12m frontage as well as being Torrens Titled, giving you the freedom to design a light filled home that makes the most of the natural sunshine!

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**FOR SALE**  
Contact Agent

**AGENTS**  
Luke Mitchell  
0411 703 055

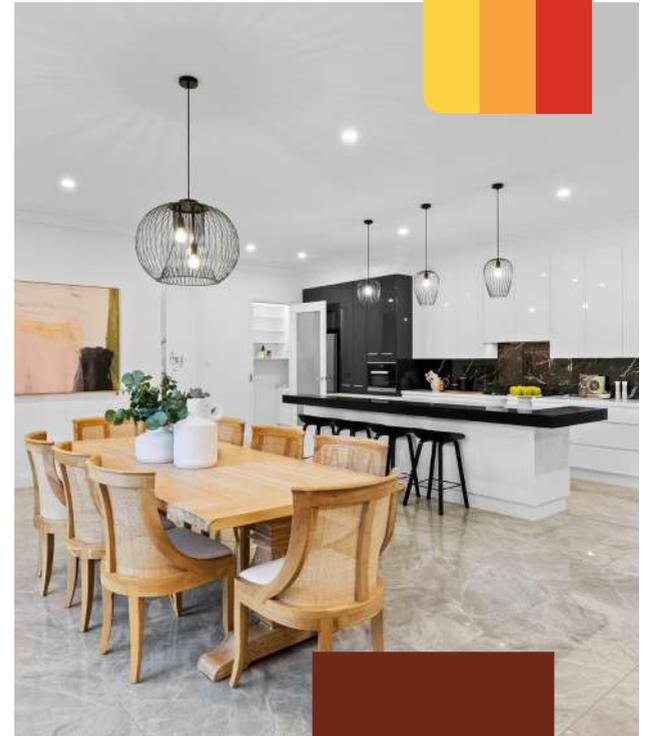
Claude Buccella  
0419 394 110

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**LJ Hooker**



32 Shakespeare Avenue, Tranmere

## Architectural Luxury in Prestigious Poets Corner

4 3 2

A magnificent two-storey residence that stands as a true architectural statement within the highly sought after Poets Corner of Tranmere. Designed with precision and built to exacting standards, this home offers two expansive levels of indulgent living, wrapped in a sophisticated and practical design.

Set on a 727sqm (approx) allotment, this home combines cutting-edge design with everyday comfort in one of the most exclusive addresses in the eastern suburbs.

This is a rare opportunity to secure a truly special home in one of Tranmere's finest pockets.

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**Under Contract**

**AGENTS**  
Marie Brus  
0418 844 502

Mark Brus  
0408 389 544

**AGENCY**  
LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



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**LJ Hooker**



102 & 103/13 Tarpeena Avenue, Windsor Gardens

## Two High Quality Dream Home Packages!

Your dream home awaits!

Welcome to an exceptional opportunity at Lot 102 and lot 103, 13 Tarpeena Avenue, Windsor Gardens.

Two beautifully designed 4 bedroom, 2 bathroom, 1 car homes on 288m<sup>2</sup> & 290m<sup>2</sup> of land.

Offered as a fixed price house and land package, this is a stress free path to homeownership - no design delays, no unexpected costs, and everything thoughtfully planned for modern, low maintenance living with premium inclusions throughout.

Step onto the porch and through the front door to be greeted by a long hallway, complete with a stylish electrical fireplace, that draws

**FOR SALE**  
Contact Agent

**AGENTS**  
Luke Mitchell  
0411 703 055

**AGENCY**  
LJ Hooker Adelaide Metro  
(08) 8362 8008  
RLA 61345 | 282965 | 231015



Scan the QR code to see current opens



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**It's the difference between a hassle and a seamless property investment experience.**

Call Kirsty on 0422 005 721 to discuss property management.

# Adelaide Metro

## Rental Performance

PAST 12 MONTHS

In the past 12 months, the median listing time for LJ Hooker Adelaide Metro properties is 15 days on market. The average rental price is \$600 a week.

# 15

MEDIAN DAYS  
ADVERTISED

# \$600

MEDIAN RENTAL  
PRICE



## Recently Leased

ADDRESS	  	AGENT	WEEKLY LEASED PRICE	LEASED ON
9 Acacia Avenue, Campbelltown	3 1	Jackson Dodwell	\$650	26th Jan
7 / 6 Swan Avenue, Klemzig	2 1 1	Jackson Dodwell	\$600	13th Feb
7 Eliza Street, Gilberton	3 1	Jenny D'Angelo	\$650	12th Feb
2 / 200 Payneham Road, Evandale	2 1	Keith Brown	\$590	11th Feb
56 Gilbert Street, Adelaide	2 2 2	Amanda Walasek	\$800	6th Feb
5 / 14 Avenue Road, Frewville	2 1	Tony Tang	\$520	6th Feb
3A Penelope Avenue, Valley View	3 2 2	Jiawen Gao	\$650	6th Feb
2 / 38 Mitchell Street, Millswood	2 1	Tony Tang	\$475	4th Feb
2 / 1 West Street, Hindmarsh	2 1 1	Jiawen Gao	\$570	4th Feb
5 / 301 Anzac Highway, Plympton	2 1	Jessica Dimasi	\$450	4th Feb
2 / 2 Nile Street, Port Adelaide	2 1	Matthew Panozzo	\$450	3rd Feb
23 Winchester Street, St Peters	4 3 2	Amanda Walasek	\$820	2nd Feb
8 / 74 First Avenue, St Peters	2 1	Keith Brown	\$460	2nd Feb
3 Richard Street, Modbury	3 1	Jiawen Gao	\$550	30th Jan
12 Birrell Street, Norwood	4 2 2	Matthew Panozzo	\$995	29th Jan



OUR RENTAL AVAILABILITY  
CAN CHANGE QUICKLY!  
SCAN HERE FOR OUR  
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[STPETERS.LJHOOKER.COM.AU/RENTING](http://STPETERS.LJHOOKER.COM.AU/RENTING)

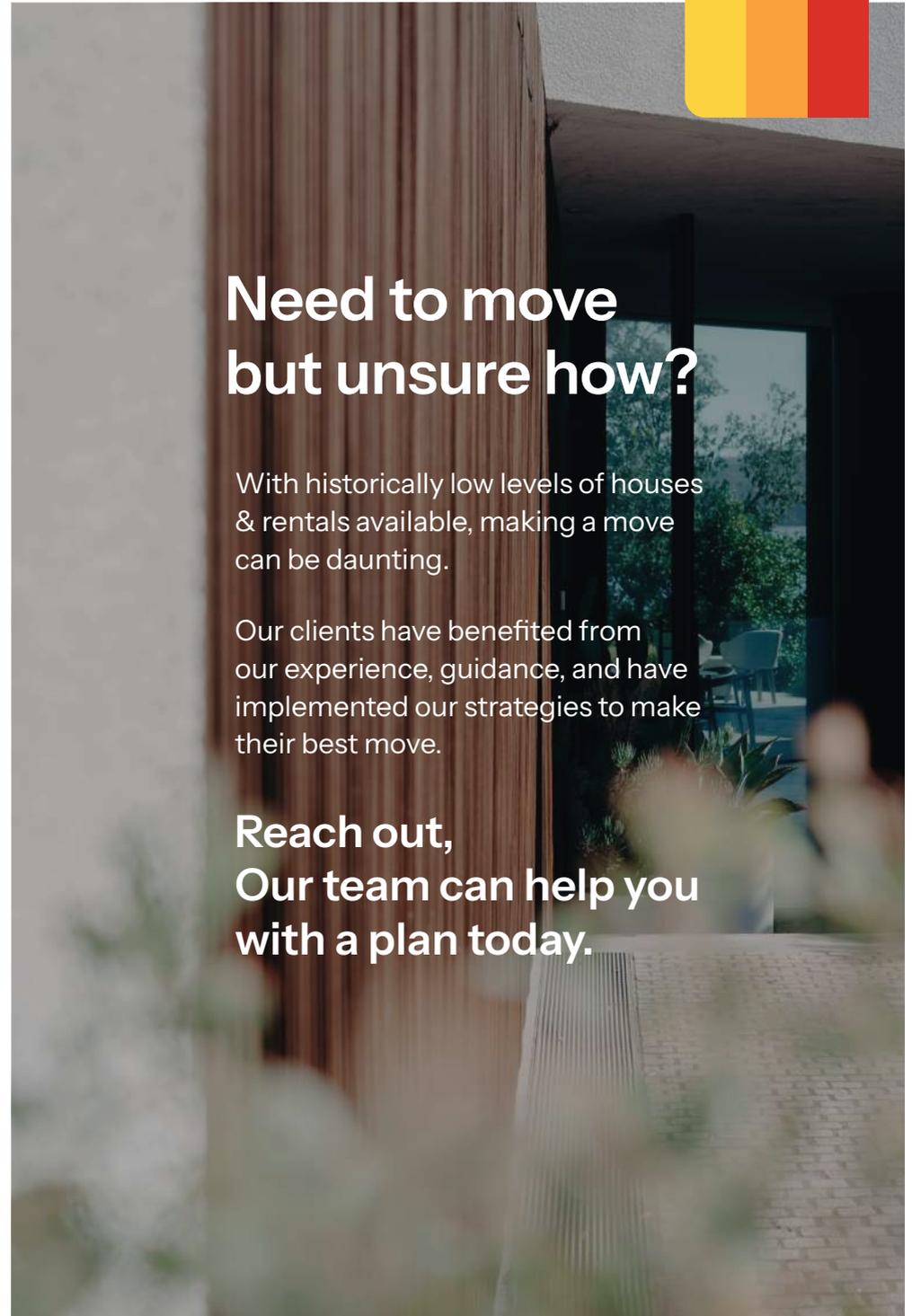


## Need to move but unsure how?

With historically low levels of houses & rentals available, making a move can be daunting.

Our clients have benefited from our experience, guidance, and have implemented our strategies to make their best move.

**Reach out,  
Our team can help you  
with a plan today.**



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## Payneham Office

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RLA 231015



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