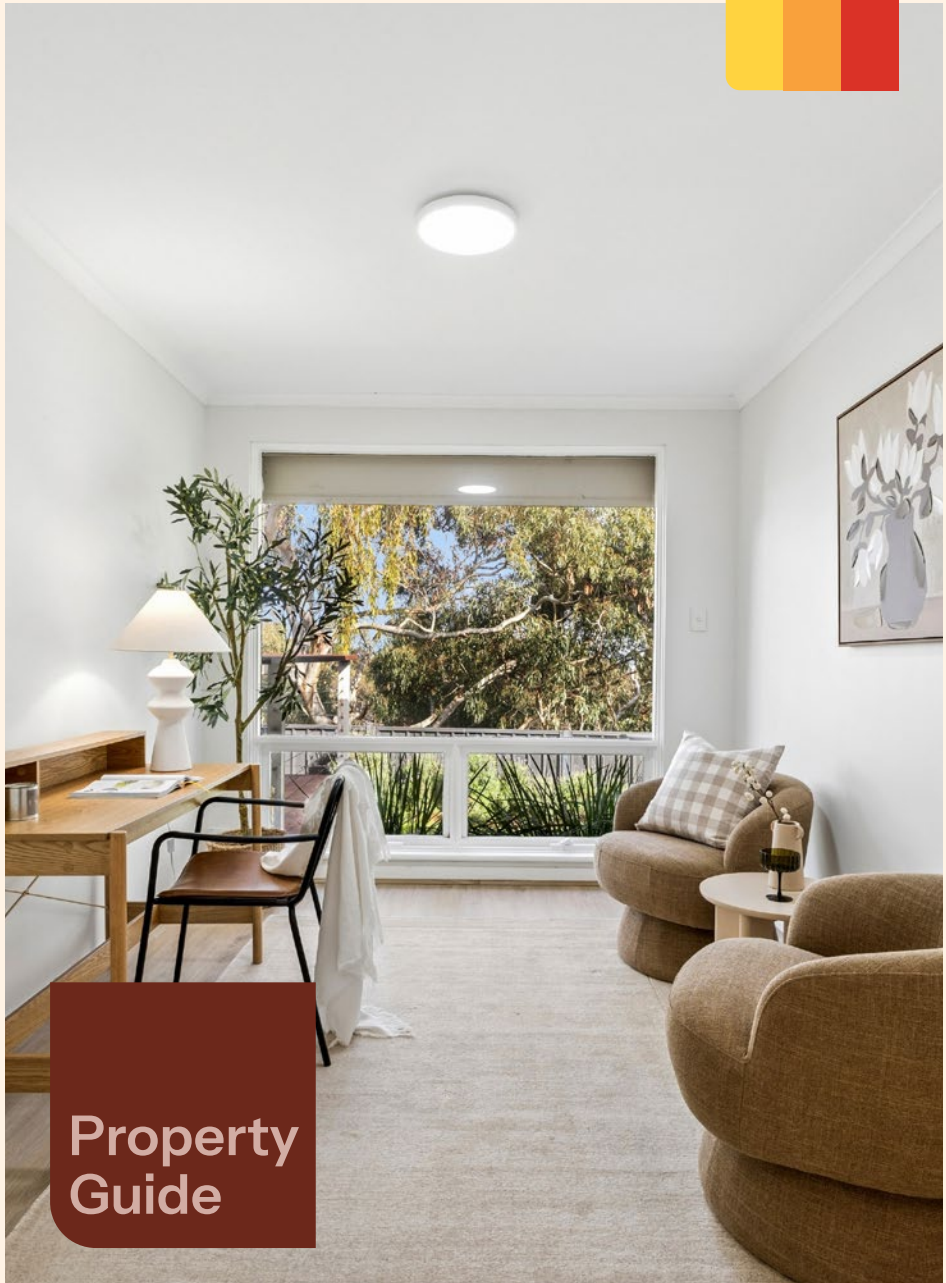




Property Guide

Cover | Athelstone, 30 Melaleuca Drive

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

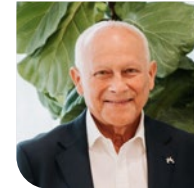
Claude Buccella
Director
0419 394 110

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
Top 10%



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

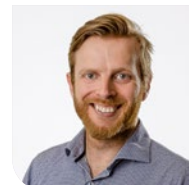


Tony Trajkovic
Property Investment Manager
0401 349 899

Admin



Marlene Winter
Business Systems Operator



Sam Brotherson
Graphic Design / Marketing



Mariann Athanasopoulos
Administration



Michelina De Meo
Administration



Thami Petrini
Administration



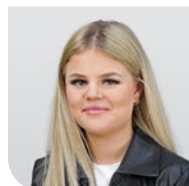
Fiona Geng
Administration



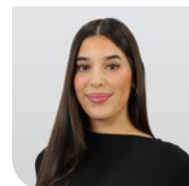
Eagleheart Bird
Administration



Amy Schoefield
Commercial BSO



Brittney Campain
Reception



Antoinette Cirocco
Reception



Suburb Feature Athelstone

Market Update

AUGUST

Last month Athelstone had 17 properties available for rent and 21 properties for sale. Median property prices over the last year range from \$1,075,000 for houses to \$933,944 for units. If you are looking for an investment property, consider houses in Athelstone rent out for \$658 PW with an annual rental yield of 3.3% and units rent for \$620 PW with a rental yield of 3.6%. Athelstone has seen an annual compound growth rate of 14.1% for houses and 27.1% for units.

127

HOUSES SOLD
PAST 12 MONTHS

\$1,075,000

MEDIAN
HOUSE PRICE

SOURCE: REALESTATE.COM.AU



LJ Hooker Adelaide Metro

Market Performance

6 MONTHS

In the last 6 months listings by LJ Hooker - Adelaide Metro have had 4,022 buyer enquiries on realestate.com.au and 6,910 rental enquiries on the same platform.

4,022

BUYER ENQUIRIES
ON REA

6,910

RENT ENQUIRIES
ON REA



1608/15 Austin Street, Adelaide

Modern City Living with Stunning Views

2 2 1

This well designed residence offers light filled open plan living and dining, complemented by a modern kitchen featuring quality finishes and ample storage. The apartment includes well proportioned bedrooms, sleek modern bathrooms and secure building access, making it ideal for first home buyers, professionals or investors seeking strong rental demand in a premium location.

- Level 16 position with city views
- Open plan living and dining
- Modern kitchen with quality finishes
- Spacious master bedroom with walk-in robe
- Second bedroom with built-in robe

FOR SALE
Contact Agent

AGENTS
Lisa Xu
0432 235 818

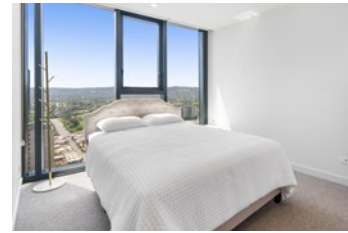
AGENCY
LJ Hooker Adelaide Metro
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RLA 61345 | 282965 | 231015



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3106/17 Austin Street, Adelaide

Luxury Lifestyle Living

3 2 1

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.

Under Contract

AGENTS
Troy Tyndall
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Lisa Xu
0432 235 818

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255 Hindley Street, Adelaide

Smart Two Bedroom Opportunity in the Heart of Adelaide

2 1 1

Positioned in the heart of Adelaide's vibrant CBD, this fully furnished two bedroom apartment at 255 Hindley Street presents an outstanding investment opportunity in one of the city's most convenient locations. Under management with the Accor Hotel Group until May 2031, the property offers investors a secure, hands off investment with the benefit of long-term income and professional management already in place.

Built in 1991 and thoughtfully designed, the apartment features a practical and comfortable layout, highlighted by a rare private courtyard overlooking beautifully maintained gardens - a peaceful retreat seldom found in city living.

FOR SALE

AGENTS

Julian Rullo
0407 846 417

Mario Bonomi
0412 080 993

AGENCY

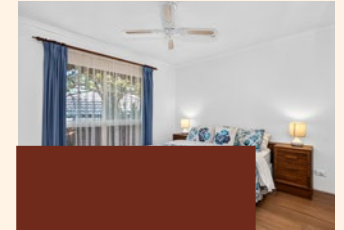
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8/29 Kerry Street, Athelstone

Freestanding Foothills Living with Effortless Appeal

5 5 5

Beautifully presented and ready to enjoy, this freestanding homette offers an outstanding opportunity for first home buyers, downsizers and investors alike. Positioned at the rear of the group for added privacy, it features an oversized light-filled lounge with a large bay window, an open plan kitchen and dining area, and a well-appointed kitchen complete with a brand new oven, four-burner gas cooktop and ample storage.

The generous main bedroom includes built-in robes and a ceiling fan, while updated flooring throughout provides a fresh, modern feel. Outside, the easy-care rear yard offers the perfect space to relax, all within moments of shops, cafés, parks, walking trails and public transport.

I am Sold

AGENTS

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

AGENCY

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RLA 61345 | 282965 | 231015



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30 Melaleuca Drive, Athelstone

A Family Retreat with Black Hill Views

4 2 1

Positioned in a quiet Athelstone street with beautiful views towards Black Hill Conservation Park, this four-bedroom family home offers space, comfort and an enviable foothills lifestyle. Set on approximately 606sqm, the home features two oversized living areas and a renovated kitchen with stone benchtops, gas cooking, dishwasher and a light-filled gabled ceiling. Step outside to the timber entertaining deck, the perfect place to host friends or simply unwind while enjoying the outlook and visiting local wildlife. Four well-sized bedrooms include a main with ensuite and views, while a versatile office or sitting area provides further flexibility. Close to schools, shopping, walking trails and everything this tightly held foothills location has to offer.

BEST OFFER BY
Tue 15th Sept at 12pm

AGENTS
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18 Salop Street, Beulah Park

Timeless Character, Endless Possibilities

3 1 1

Situated in tightly held Beulah Park, this circa 1915 character villa presents an outstanding opportunity on an impressive 811sqm allotment. Positioned along a quiet, tree-lined street, the home offers endless potential to renovate, extend, rebuild or explore redevelopment possibilities (STPC).

Inside, three oversized bedrooms showcase detailed cornices and ceiling roses, while the generous lounge features an ornate ceiling and gas fireplace. To the rear, an open-plan kitchen and dining area overlooks the expansive backyard, complete with a small garage and workshop.

Just moments from Norwood Parade and minutes from the CBD, enjoy boutique eateries, wine bars, shopping, transport and excellent schools from this highly sought-after eastern suburbs address.

AUCTION
Sat the 5th of Sept at 2:30pm

AGENTS
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RLA 61345 | 282965 | 231015



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LJ Hooker



9/51 D'Erlanger Avenue, Collinswood

Mid-Century Character in Prime Location

2 1 1

Charming 2 bedroom unit behind secure remote controlled gates, North facing rear provides ample light across both levels. Large master bedroom complimented by WIR, main bathroom features bathtub & separate shower. Ample storage throughout from under stair storage & built in study nook to a large laundry with built in storage as well as a powder room perfect for guests, flowing through to generous private courtyard at the rear.

I am
Sold

AGENTS

Luke Mitchell
0411 703 055

Claude Buccella
0419 394 110

AGENCY

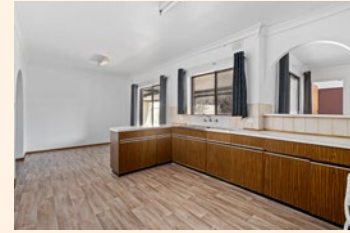
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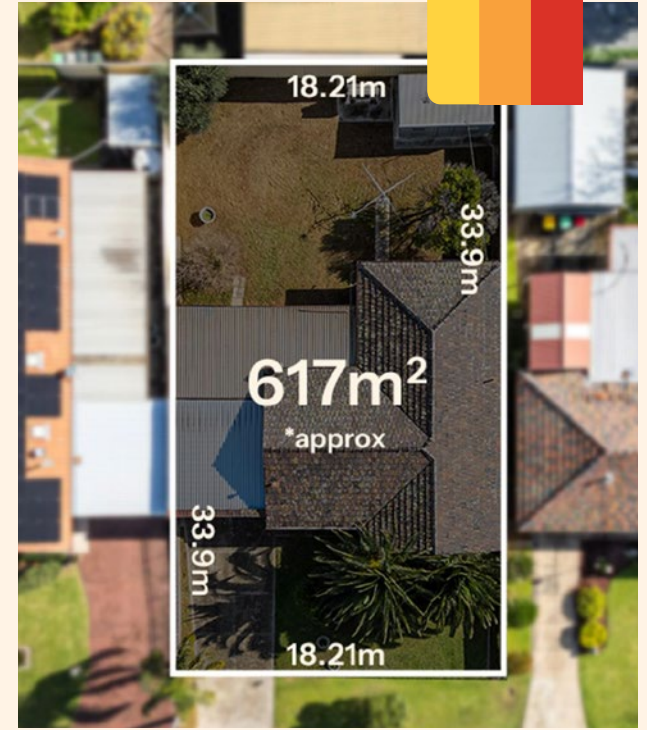
14 Beck Street, Dernancourt

Packed with Potential, Positioned for Success

3 1 2

Positioned on the high side of a quiet no-through road, this solid three-bedroom home offers outstanding potential on a generous 617sqm (approx.) allotment with an impressive 18.21m frontage (approx.). Ideal for investors, renovators and developers, the property provides comfortable, liveable accommodation while offering scope to update, lease or explore subdivision potential (STPC).

Inside features three well-sized bedrooms, an oversized front lounge and a functional original kitchen. Outside, a large backyard, spacious verandah and double carport provide plenty of room to enjoy. Conveniently located close to quality schools, shopping, public transport, Linear Park and the O-Bahn, this is an exciting opportunity in a highly sought-after Dernancourt location.



BETS OFFER BY
Tue 18th of August at 12pm

AGENTS

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Claude Buccella
0419 394 110

AGENCY

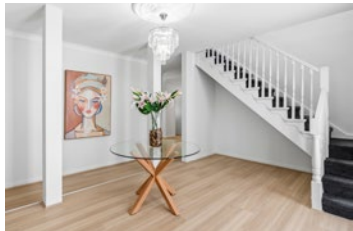
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28 Tristania Terrace, Dernancourt

Grand Family Living with City Views on an Expansive Allotment

4 3 2 908m²*

This grand residence offers space, comfort and flexibility for growing families seeking a home that truly stands apart. Positioned in the highly sought after suburb of Dernancourt, the property combines manicured lawns, generous proportions and elevated views across the treetops towards the city skyline.

Upon arrival, the home immediately impresses with its commanding street presence and beautifully maintained gardens. Step inside to a welcoming foyer entrance that introduces the scale and elegance found throughout. A formal lounge room showcases timeless charm with an ornate ceiling rose and heater, creating a warm and inviting space that flows effortlessly through to the dining area.

FOR SALE
Contact Agent

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20 Filmer Avenue, Glengowrie

Comfort, Convenience & Corner Block Appeal

3 1 1

Positioned on a 457sqm (approx.) corner allotment in sought-after Glengowrie, this well-maintained home, built in 1956, presents an outstanding investment opportunity. Currently leased until 2 June 2027 and returning \$650 per week, it offers immediate income in a highly desirable location.

Inside, you'll find three well-sized bedrooms, two with built-in robes and all featuring ceiling fans, along with a light-filled kitchen complete with a skylight, ample storage and dishwasher. Polished timber floors flow through the spacious living areas, while the low-maintenance yard, secure carport and garden shed add everyday practicality. Just minutes from Glenelg Beach, quality schools, shopping and public transport.

FOR SALE

AGENTS
Julian Rullo
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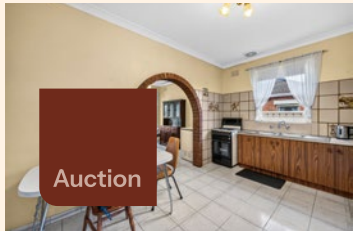


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116 Marian Road, Glynde

A Classic Home with Exciting Future Possibilities

3 1 2

Set on a substantial 808sqm allotment with a 17.67m frontage, this well-maintained 1955-built home presents an exciting opportunity for families, investors, renovators and developers alike. Largely original yet neatly presented, the home features three generous bedrooms, a light-filled lounge, functional kitchen and central bathroom. Outside, the north-facing rear yard provides plenty of space and potential, complemented by convenient drive-through access and a substantial 4.8m x 9.8m shed complete with cellar. With its generous landholding, wide frontage and desirable rear orientation, there is plenty of scope to renovate, extend or explore future redevelopment possibilities (STPC). Comfortable as is with exciting potential for the future, this is an opportunity not to be missed.

AUCTION

Sat 5th Sep at 11:00am

AGENTS

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RLA 61345 | 282965 | 231015



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24 Devereux Road, Hazelwood Park

Land Bank Opportunity in Prime School Zones!

4 1 2 670m2

Rarely does a home in original condition present itself on a street as highly regarded as Devereux Road. This four bedroom home sits on some 670m2, a true blank canvas in a blue chip location. With Burnside Village, Glenunga International, Linden Park Primary, nearby parklands and easy CBD access all within reach, the lifestyle credentials are firmly in place. Add a multi-car driveway and the scope to renovate or re-develop (STPC), the opportunity speaks for itself.

**I am
Sold**

AGENTS

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Claude Buccella
0419 394 110

AGENCY

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(08) 8362 8008
RLA 61345 | 282965 | 231015



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108 Longwood Road, Heathfield

A Rare Adelaide Hills Opportunity

4 2 4

Positioned on over 2 acres of peaceful Adelaide Hills beauty, this unique Heathfield lifestyle property offers the perfect blend of serenity, space and convenience. Filled with natural light, the home features four bedrooms, open plan living with a combustion heater, a games room with bar and a kitchen boasting stunning 180-degree valley views.

Outdoors, enjoy established gardens, mature trees and abundant wildlife including kangaroos and koalas. A brand-new 9m x 14m garage with 3.6m clearance provides incredible versatility, while council approval to operate a business from the property adds further appeal. Just moments from Stirling.

FOR SALE
Contact Agent

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12 & 13/1169-1171 Lower North East Road, Highbury

Rare Land Opportunity in Beautiful Highbury

FOR SALE
Contact Agent

AGENTS
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0407 846 417

George De Vizio
0412 392 158

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



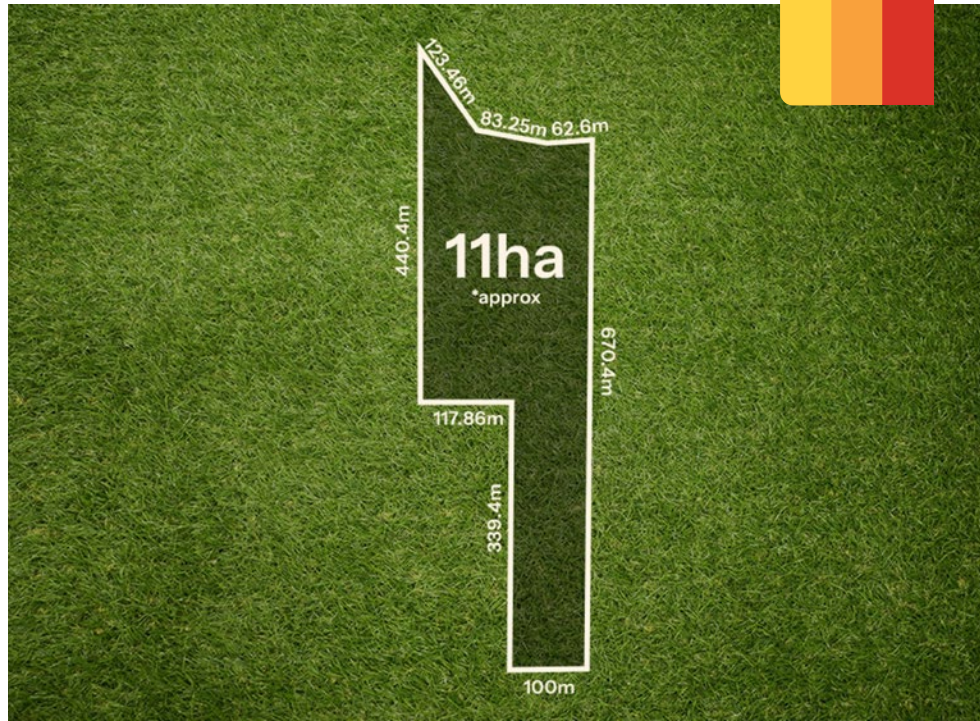
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Positioned in one of Highbury's tightly held pockets, this is a rare opportunity to secure a premium parcel of land in a beautiful, well-established street setting. Offering the choice between an impressive 11.57 metre frontage on approximately 305sqm or a 10.3 metre frontage on approximately 303sqm, these allotments provide the flexibility to design and build a home that perfectly suits your lifestyle.

Land of this size and quality is increasingly scarce in Highbury, making this an exceptional opportunity for families, first home buyers or downsizers looking to create something truly special. With generous frontages, you have the freedom to design a striking façade, maximise internal space and incorporate all the modern features you've been dreaming of.

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282 Hillier Road, Hillier

11ha Landholding Future Growth Opportunity

11ha 

Positioned within a rapidly evolving growth corridor, this substantial 11 hectare parcel offers a strategic land banking opportunity for investors, developers or future oriented purchasers looking to capitalise on anticipated planning changes in the region.

Key Features:

- Generous land area of approx. 11 hectares
- Predominantly flat and usable land
- Highly strategic rural location within growth influence area
- Strong long term capital growth potential
- Suitable for land banking or future development (STCA)
- Surrounded by emerging infrastructure and long term planning activity

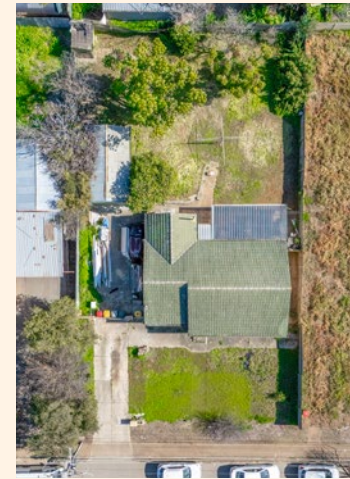
FOR SALE
Contact Agent

AGENTS
Lisa Xu
0432 235 818

AGENCY
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RLA 61345 | 282965 | 231015

 **LJ Hooker**

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92 Valiant Road, Holden Hill

Large Block Ripe with Potential

3  1  1 

A generous block located on the high side of the road with serious development potential (STPC), this is the opportunity that savvy developers and investors have been waiting for.

Positioned in an established suburb with excellent connectivity to the CBD, schools, shopping and public transport, the location presents plenty of up-side.

With land becoming increasingly difficult to source in well-connected locations, this is a rare find ready for your vision.

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**I am
Sold**

AGENTS
Luke Mitchell
0411 703 055

Claude Buccella
0419 394 110

AGENCY
LJ Hooker Adelaide Metro
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4 Bridge Street, Kensington

An Exceptional Restoration Opportunity

3 1

Set on a substantial allotment of approximately 961sqm with rear access from Salter Street, this freestone fronted return verandah villa presents one of Kensington's most exciting opportunities. Rich in character and history, this is a property that invites vision, imagination and a passion for restoration.

Situated within the Historic Area Overlay of the City of Norwood Payneham & St Peters, the home is in poor original condition and requires comprehensive renovation and extension. Perfectly suited to the experienced renovator or builder, it offers the chance to breathe new life into a grand character residence while creating a home of exceptional quality and distinction. There is also potential for subdivision, subject to the necessary planning consents.

AUCTION
Sat, 12th Sep at 3pm

AGENTS
Marie Brus
0418 844 502

Mark Brus
0408 389 544

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6 Bridge Street, Kensington

Character, Charm and Endless Potential in Blue Chip Kensington

2 1 1

Positioned on a 461sqm allotment in one of Adelaide's most tightly held eastern suburbs, this freestone fronted cottage presents an outstanding opportunity to secure a character home with unlimited scope to renovate and extend.

Situated within the Historic Area Overlay of the City of Norwood Payneham & St Peters, the home retains many of its original character features while offering the perfect canvas for those looking to enhance and transform it into something truly special. Although presented in poor original condition, the home's undeniable character and sought-after location combine to create an exciting opportunity for renovators, builders or those looking to create their forever home.

AUCTION
Sat, 12th Sep at 11:00am

AGENTS
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Mark Brus
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AGENCY
LJ Hooker Adelaide Metro
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RLA 61345 | 282965 | 231015



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1 Hill Street, Kensington

A Rare Opportunity in a Coveted Kensington Location

2 1

Brimming with possibility and positioned in one of Adelaide's most sought-after eastern suburbs, this freestone fronted character home presents a rare chance to secure a slice of Kensington's rich history.

Set on a 352sqm allotment and situated within the Historic Area Overlay of the City of Norwood Payneham & St Peters, this two bedroom property, though it currently requires significant work and is not liveable, is well and truly ready for its next chapter. This is a property where vision, creativity and determination will be richly rewarded.

AUCTION
Sat, 12th Sep at 1:00pm

AGENTS
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Mark Brus
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24 Roslind Street, Kensington Gardens

Character, Convenience & Comfort in a Desirable Locale

3 2 2

Positioned within a quiet, tree-lined street in one of Adelaide's highly sought-after blue-chip eastern suburbs, this beautifully presented reproduction bungalow, built in 2002, offers the perfect blend of character, comfort and low-maintenance living. Set on approximately 427sqm of manicured gardens, the home features three spacious bedrooms, two bathrooms and multiple living areas, ideal for families, downsizers or professional couples.

The open-plan living and dining area seamlessly connects to a private alfresco entertaining space surrounded by established greenery. Complete with quality finishes, solar system, double garage and zoned ducted air conditioning, this superb residence delivers an exceptional lifestyle just moments from cafés, shopping, schools and the CBD.

FOR SALE
Contact Agent

AGENTS
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George De Vizio
0412 392 158

AGENCY
LJ Hooker Adelaide Metro
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RLA 61345 | 282965 | 231015



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code to see
current opens



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4/4 Belview Court, Klemzig

Small Group, Big Backyard!

2 1 1

Tucked away in a quiet cul-de-sac, this freshly renovated unit is one of only four in the group. Inside, a freshly renovated kitchen and bathroom bring a crisp, modern feel, while the master features a split system A/C and ceiling fan, while the second bedroom offers great flexibility. Outside, a surprisingly large rear yard, offering space to entertain, garden or simply relax.

What We Love:

- Renovated kitchen and bathroom
- Large master with split system A/C and ceiling fan
- Security shutters on street-facing windows
- One of only four units, single adjoining wall

BEST OFFERS BY
Tues 1st Sep at 12pm

AGENT
Luke Mitchell
0411 703 055

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



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current opens

LJ Hooker

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18/9 Arabella Court, Marden

Effortless Living, Exceptional Convenience

2 1 1

Perfectly positioned within a boutique complex built in 2018, this stylish two bedroom apartment presents an outstanding opportunity for first home buyers, young families, downsizers and savvy investors seeking a low maintenance lifestyle in one of Adelaide's most convenient locations.

Filled with natural light and designed with modern living in mind, the apartment showcases an airy open plan layout that creates a wonderful sense of space and comfort. At its heart is a contemporary kitchen featuring abundant cabinetry, an electric cooktop and quality stainless steel appliances including a dishwasher, making everyday living and entertaining effortless.

FOR SALE

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I am
Sold

62 Battams Road, Marden

Bespoke Living with Uncompromising Quality

4 2 2 404sqm*

Positioned in one of Marden's most sought-after pockets, this property is a masterclass in architectural precision, delivering contemporary luxury across an expansive and thoughtfully designed two-storey residence. Built in 2019 and set on approximately 400sqm of Torrens-titled land, this sophisticated stone-fronted home offers an impressive 320sqm of refined living, showcasing the highest level of finishes throughout.

From the moment you step inside, soaring ceilings and a sense of space set the tone for what lies ahead. The ground floor is anchored by an oversized master suite, complete with a walk-in robe and a luxurious ensuite, offering both privacy and convenience. *approx

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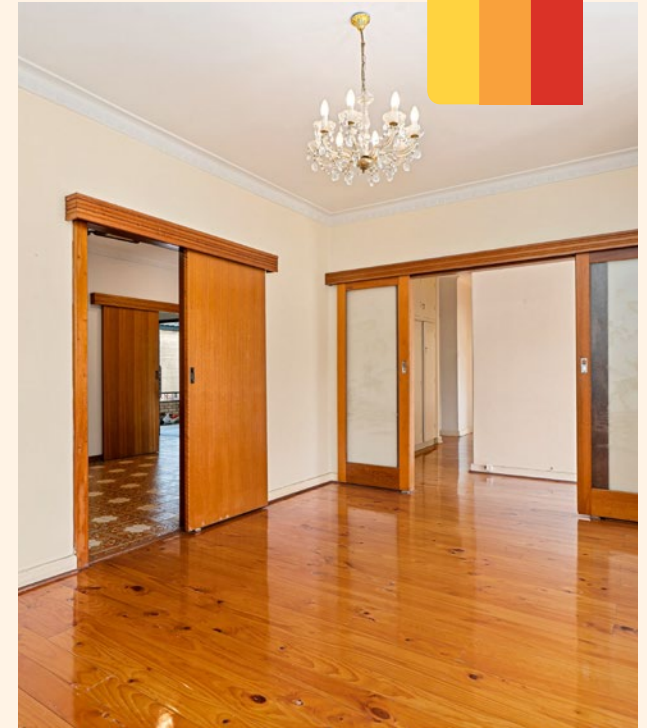
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52 Lower Portrush Road, Marden

Solid Family Home with Exciting Future Potential

4 1 3

Positioned on a generous 695sqm (approx.) allotment with a 21.08m (approx.) frontage, this solid 1964 double brick home offers comfortable accommodation today together with outstanding scope to update, renovate or redevelop (subject to the necessary consents).

Neatly maintained over the years, the home retains much of its original character and presents an excellent opportunity for those looking to add their own style and value in a highly sought after location.

Whether you're searching for a family home to modernise, an investment with future upside or a valuable landholding with redevelopment potential (subject to the necessary approvals), this is a property offering exceptional possibilities.

FOR SALE
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24 Kildare Avenue, Marden

Secure a Premium Land Opportunity in Marden

5 2 2

Set on a generous 688m² approx allotment with and 18.90m approx frontage, the property features 5 bedrooms, 2 bathroom and 2 kitchens, providing flexible living arrangements or potential rental income. This is an ideal option for investors, developers or buyers looking to secure a quality site with future potential (STPC), whether to renovate, rebuild or landbank. Located within a highly sought after school zone and close to quality public and private schools, shopping centres, parks and public transport, this address offers excellent convenience. Just a short drive to the Adelaide CBD, Marden continues to be a strong growth suburb with high demand.

I am
Sold

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4/211 O G Road, Marden

A Rare Find with Room to Grow

2 1 3 404m²

Positioned at the rear of the group on an impressive 404sqm (approx.) allotment, this unique two-bedroom unit offers space and potential rarely found. Built in 1976, the home welcomes you with soaring raked ceilings, newly laid carpet and a light-filled, north-facing open plan living and dining area. The functional kitchen provides ample bench and cupboard space, while the main bedroom features built-in robes. Upstairs, the second bedroom offers flexibility as a home office or guest retreat. Outside, the expansive backyard includes drive-through access to a double garage and cellar, with plenty of room to renovate, extend (STPC) or simply enjoy this exceptional lifestyle opportunity in sought-after Marden.

Under
Contract

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20 Hackett Terrace, Marryatville

Timeless Character Meets Contemporary Luxury

5 2 2

Perfectly positioned in the heart of highly sought after Marryatville, this beautifully maintained 1920s freestone fronted bungalow masterfully blends timeless character with the comfort and sophistication of a quality Scott Salisbury Homes extension. Set on a generous 774sqm allotment, this exceptional residence offers an enviable family lifestyle in one of Adelaide's most prestigious eastern suburbs.

Rich in original charm, the home showcases many classic bungalow features, including stunning Baltic pine timber floorboards, soaring ceilings, decorative timberwork and wide skirtings. Thoughtfully extended and meticulously maintained, it delivers flexible family living with four spacious bedrooms, a dedicated study and multiple living and entertaining zones.

FOR SALE
Best Offers by Thurs 3rd Sep at 3pm

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6 Bedford Street, Mansfield Park

Prime 780sqm Allotment with 18.28m Frontage

3 1 1

Offering comfortable living today with exciting future potential, this is a property that ticks all the boxes. The home features three bedrooms, a spacious living area, functional kitchen, updated bathroom and ample off-street parking, all set on a substantial block in a rapidly growing location.

- Generous 780sqm (approx.) allotment
- Spacious living
- Air conditioning
- Lock-up garage plus carport
- Large backyard with plenty of room for future improvements
- Excellent investment or development potential (STPC)
- Convenient location close to schools, shops and public transport

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47 Lurline Street, Mile End

Rare land holding in a highly sought-after location.

6 4 3 836m²

This highly versatile opportunity presents the perfect option to move straight in, renovate, invest or redevelop (Subject to Planning Consent) and capitalise on this prized city-fringe allotment. Positioned within the Established Neighbourhood zoning and only 3km from the Adelaide CBD and just over 6km to Henley Beach, this location offers the ideal balance of vibrant city living and relaxed coastal lifestyle. Adding further appeal, the popular Henley Beach Rd shopping precinct, cafes and restaurants are only moments from your doorstep.

The existing residence offers generous accommodation with 6 bedrooms, 4 bathrooms and 3 kitchens, providing flexible living options for large families, multi-generational living or potential rental income.

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18B Goodwin Street, Newton

Spacious, Low-Maintenance Living in a Peaceful Cul-de-Sac

3 1 1 374m²

Built in 1998 and positioned in a quiet cul-de-sac, this well-presented courtyard home offers an outstanding opportunity for downsizers, investors and young families alike. Set on approximately 374sqm of low-maintenance land, the home features three well-proportioned bedrooms, with the main bedroom enjoying direct access to a two-way bathroom. The spacious open-plan kitchen, living and dining area creates a welcoming hub for everyday living, while the oversized kitchen offers ample bench space and storage, complete with an electric cooktop, oven and dishwasher. Outside, the easy-care rear yard provides the perfect space to relax without the upkeep. Conveniently located close to shops, public transport and local amenities, this home delivers comfort, convenience and lifestyle.

I am Sold

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406/256 The Parade, Norwood

Sweeping Hills Views with Sought After Parade Lifestyle

2 2 2

Positioned within the boutique Nuova Apartments and built in 2018, this sophisticated two-bedroom apartment captures sweeping views across Adelaide's picturesque south-eastern hills. Designed for first home buyers, investors, downsizers and professionals alike, the open plan kitchen, living and dining area flows effortlessly onto a generous balcony, perfect for entertaining. The designer kitchen features waterfall marble benchtops, a gas cooktop and semi-integrated dishwasher. The master suite offers a walk-in robe and luxurious ensuite, while the second bedroom includes a built-in robe. Ideally located on vibrant The Parade, you'll enjoy cafés, restaurants, boutique shopping and entertainment at your doorstep. Currently leased until 16 February 2027 at \$775 per week.

FOR SALE
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1 & 4/283 Fullarton Road, Parkside

Fixed price - Parkside Luxury Living - Brand New House & Land

3 2 2

Positioned in one of Adelaide's most prestigious eastern suburbs, this architecturally designed development presents a rare opportunity to secure a premium residence just minutes from the CBD. Thoughtfully designed for modern, low maintenance living, these homes offer a seamless blend of sophistication, functionality and high-end finishes - perfectly suited for professionals, families or astute investors seeking long-term value. Convenience is unmatched, with the renowned Frewville Foodland complex just a short 3 minute walk away, Arkaba Village Shopping Centre only moments from your doorstep and the vibrant Burnside Village precinct is only 5 mins away.

FOR SALE
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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.



14, 15 & 16/11 Lydia Street, Plympton

Brand New Designer Living Between City & Coast - Limited

3  2  1 

15 Sold - 14 and 16 available!

Perfectly positioned in a quiet, well connected pocket of Plympton, Lydia Terraces deliver premium lifestyle, flexibility and effortless modern living.

Thoughtfully designed across three expansive levels, each residence will showcase a seamless blend of contemporary architecture, natural light and refined finishes, creating a home that feels both sophisticated and immediately welcoming. Whether you're upsizing, downsizing or investing, this is a property that adapts to the way you live.

FOR SALE
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**I am
Sold**

28 Percy Street, Prospect

Timeless Character, Endless Potential in a City Fringe Location

3 1 1 650m2

Positioned on a generous 650sqm (approx.) Torrens Titled allotment in a picturesque tree-lined street, this charming sandstone villa, built circa 1915, offers timeless character and outstanding potential. Featuring an original sandstone façade, timber floors, ornate fireplaces, lofty ceilings, three spacious bedrooms, reverse cycle air conditioning and an open kitchen and dining area, the home is comfortable today while offering exciting scope to renovate or extend (STPC). A large rear yard with an entertaining verandah completes the package. Just moments from vibrant Prospect Road, Northpark Shopping Centre, Sefton Plaza and the Adelaide CBD, this is an opportunity not to be missed.

AGENTS

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4/38 Seaton Terrace, Seaton

Brand New Contemporary Living in the Heart of Seaton

3 2 2 205m2 approx

Best Offer By Tuesday 15th of September at 12pm (USP)

Sophisticated, spacious, and newly completed by Bella Build and Design, this beautifully crafted three bedroom residence brings together contemporary design, quality finishes and effortless low maintenance living in one of Adelaide's most convenient western suburbs.

Offering over 200sqm of thoughtfully designed living, this impressive home delivers a sense of space rarely found in a new build residence. Whether you're a first home buyer, downsizer, young family or investor, the combination of generous proportions, premium inclusions and a highly sought after Seaton location make this an opportunity not to be missed.

FOR SALE
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6B Edwin Avenue, Tranmere

Spacious Courtyard Living in a Prime Tranmere Location

3 2 1

Perfectly positioned in the highly sought after suburb of Tranmere, this beautifully presented low maintenance residence situated on a 369sqm allotment offers an outstanding lifestyle opportunity for families, downsizers and astute investors alike.

Designed with comfort and functionality in mind, the home comprises three well proportioned bedrooms, with the master suite featuring a charming bay window, walk-in robe and private ensuite. A formal lounge room provides additional living flexibility, while the well-appointed kitchen with dishwasher overlooks the spacious open plan family and dining area complete with a gas wall heater.

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2/76 Northumberland Street, Tusmore

North Facing Tusmore Treasure in a Wide Tree Lined Street

2 1 1

Discover the perfect blend of comfort and convenience in this delightful north facing unit on Northumberland Street, Tusmore. Situated in a highly sought after blue chip location, this property presents an exceptional opportunity for first home buyers, downsizers and savvy investors alike. The unit boasts a welcoming atmosphere with natural light streaming through, enhancing its inviting appeal.

Nestled in the heart of Tusmore, you'll find yourself just moments away from a variety of cafes, shops and essential amenities, ensuring everything you need is within easy reach. The vibrant community offers a serene suburban lifestyle with the added benefit of zoned to excellent local schools such as Linden Park and Burnside Primary and Marryatville High School.

BEST OFFERS BY
Mon 31st Aug at 1pm

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Julian Rullo
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30 Keynes Avenue, Warradale

Spacious Family Living on a Generous 722sqm Allotment.

4 2 2

This spacious family home offers comfortable living in the highly sought after suburb of Warradale.

Designed with family functionality in mind, the home features 4 well sized bedrooms, 2 bathrooms and secure parking for multiple vehicles. Conveniently located close to local schools, public transport, shopping centres and everyday amenities, this property presents an outstanding lifestyle opportunity.

A fantastic opportunity for families, investors or those seeking extra space in a convenient coastal fringe location.

FOR SALE
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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

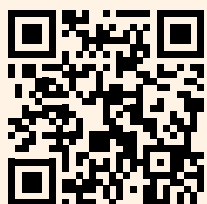
\$620

MEDIAN RENTAL
PRICE



Recently Leased

ADDRESS				AGENT	WEEKLY LEASED PRICE	LEASED ON
30 Tucker Street, Adelaide	3	1		Tony Tang	\$820	18 Aug 2026
27 Oakley Street, Adelaide	4	1		Tony Tang	\$800	17 Aug 2026
21 Greenside Avenue, Athelstone	3	2		Jiawen Gao	\$600	17 Aug 2026
4 Camilla Avenue, Osborne	2	1		Tony Tang	\$520	14 Aug 2026
33 Pertwood Road, Elizabeth North	3	1		Keith Brown	\$450	14 Aug 2026
1 / 33 John Avenue, Tranmere	3	2	1	Tony Tang	\$795	14 Aug 2026
307 / 23 King William Street, Adelaide	2	1		Jackson Dodwell	\$565	13 Aug 2026
2 / 338 North East Road, Klemzig	1	1		Jessica Dimasi	\$420	11 Aug 2026
41 Mckinlay Avenue, Gilles Plains	4	3	1	Jiawen Gao	\$730	10 Aug 2026
5 / 284 Payneham Road, Payneham	3	1		Jiawen Gao	\$590	10 Aug 2026
20 / 9-13 Australia Avenue, Modbury	3	2		Jiawen Gao	\$680	3 Aug 2026
3 Beverley Street, Morphett Vale	4	1	2	Jessica Dimasi	\$620	3 Aug 2026
8 / 75 Churchill Road, Prospect	2	1		Tony Tang	\$480	3 Aug 2026
9a Angas Road, Magill	3	2	2	Jackson Dodwell	\$750	29 Jul 2026
37 St Claire Avenue, St Clair	3	2	2	Tony Tang	\$640	27 Jul 2026



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for a good result
and celebrating
a great one.

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