

# Property Guide

Cover | 5a Berry Crescent, Burnside

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

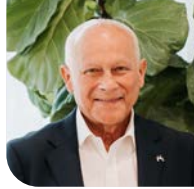
# Our Team




## Residential Sales



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



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



**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

# 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



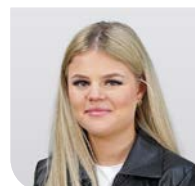
**Fiona Geng**  
Administration



**Eagleheart Bird**  
Administration



**Amy Schoefield**  
Commercial BSO



**Brittney Campain**  
Director of First Impressions

# Suburb Feature

## Burnside

### Market Update

APRIL

Last month Burnside had 11 properties available for rent and 12 properties for sale. Median property prices over the last year range from \$1,775,000 for houses to \$815,000 for units. If you are looking for an investment property, consider houses in Burnside rent out for \$790 PW with an annual rental yield of 2.5% and units rent for \$570 PW with a rental yield of 3.6%. Burnside has seen an annual compound growth rate of 9.0% for houses and 21.6% for units.

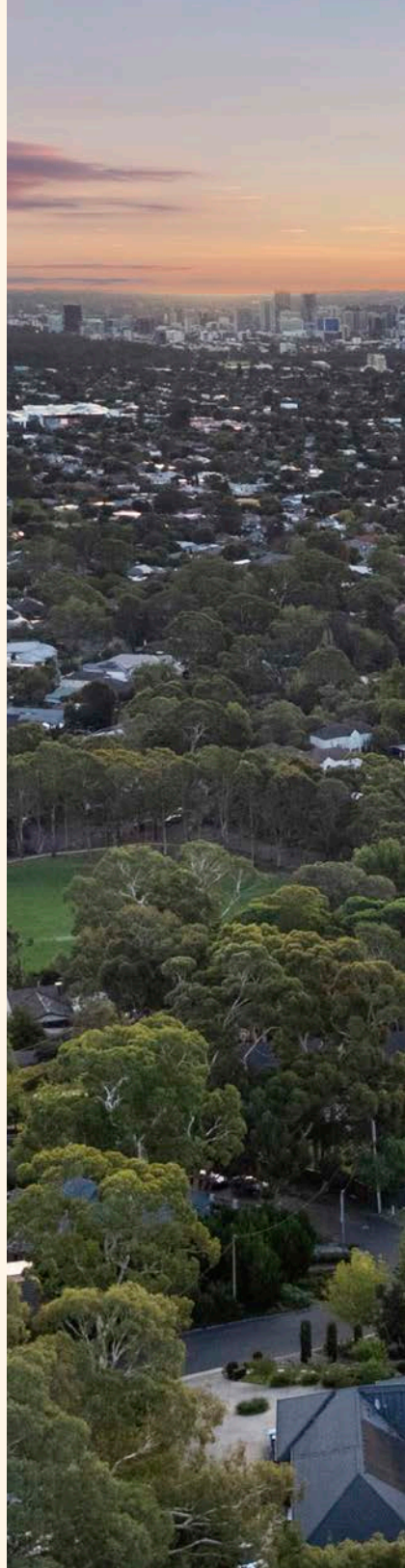
# 58

HOUSES SOLD  
PAST 12 MONTHS

# \$1,775,000

MEDIAN  
HOUSE PRICE

IMAGE: DERNANCOURT OVERVIEW





# LJ Hooker Adelaide Metro

## Market Performance

6 MONTHS

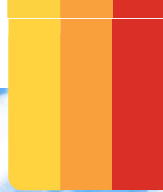
In the last 6 months listings by LJ Hooker - Adelaide Metro have had 4,047 buyer enquiries on realestate.com.au and 6,964 rental enquiries on the same platform.

# 4,047

BUYER ENQUIRIES  
ON REA

# 6,964

RENT ENQUIRIES  
ON REA



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.

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

### AGENTS

Troy Tyndall  
0401 661 997

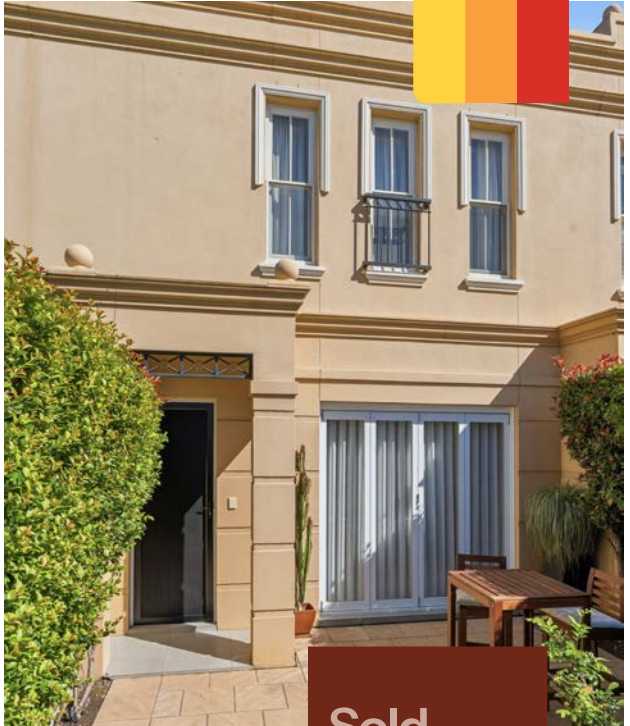
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RLA 61345 | 282965 | 231015



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 **LJ Hooker**



5/371 Angas Street, Adelaide

## Sophisticated Living in Adelaide's Prestigious Eastern Fringe

3  2  1 

Positioned in one of the most desirable pockets of the city, this luxurious Georgian style residence at Angas Street delivers an exceptional lifestyle on the prized eastern fringe of the CBD, just moments from the tranquil edge of the Parklands. Built in 1999 and thoughtfully set back from the street, the home offers privacy, space and elegance across two beautifully appointed levels.

Upon entry, a light filled interior welcomes you into the expansive open plan kitchen, living and dining area - designed to balance everyday comfort with refined entertaining. The well appointed kitchen features granite bench tops, a generous breakfast bar, mirrored splashback and gas cooktop, providing ample space for preparing meals while hosting family and friends.

**Sold  
prior to  
Auction**

### AGENTS

Julian Rullo  
0407 846 417

Mario Bonomi  
0412 080 993

### AGENCY

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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.

I am  
Sold

### AGENT

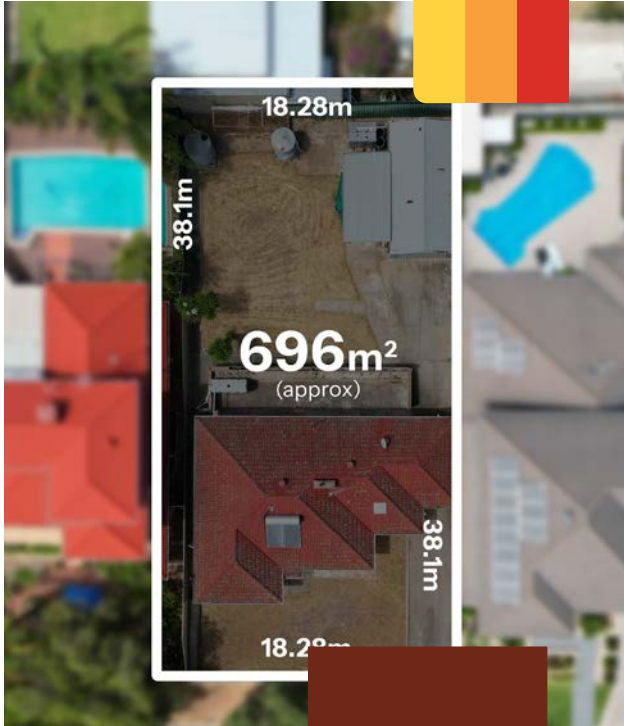
Lisa Xu  
0432 235 818

### AGENCY

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6 Demeter Avenue, Athelstone

## Position Perfect with Many Possibilities

3  1  1 

Positioned in a highly desirable location on the high side of the road, this generous 696sqm (approx.) allotment with an impressive 18.28 metre frontage presents an exceptional opportunity for developers, builders, or those looking to create their dream home (STPC).

The elevated rear yard enjoys a peaceful outlook over Black Hill Conservation Park, offering a rare natural backdrop and added privacy. The existing home is poorly disposed on the block and will likely suit redevelopment or removal, with the true value lying in the land, outlook, and outstanding future potential on offer.

**Sold at  
Auction**

### AGENTS

Julian Rullo  
0407 846 417

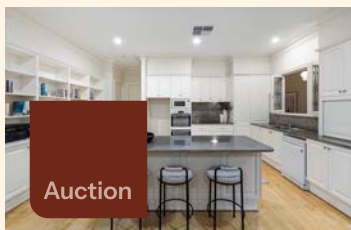
George De Vizio  
0412 392 158

### AGENCY

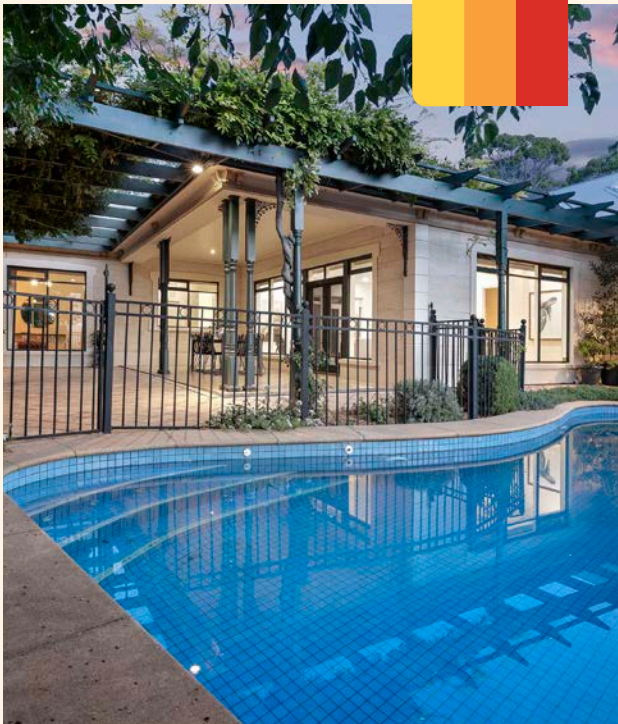
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Auction



5A Berry Crescent, Burnside

## A Beautiful Home with Amazing City to Sea Views

4 2 2

Master built by renowned builder Alan Sheppard, this federation style home sits proudly in a quiet cul de sac. Boasting Mount Gambier limestone on the external walls, lead light, solid Hevia timber-floors, solid doors and soaring ceilings, this home is one to please the most discerning buyer.

This home is ideal for families, downsizers or busy professionals. Burnside Village is moments away for boutique shopping, relaxed dining and the kind of weekend routine that quickly becomes a favourite. Nearby parklands and walking trails offer a beautiful green escape, and the CBD is close enough that the commute never feels like a compromise.

### AUCTION

Saturday, 18th Apr at 11:00am

### AGENTS

Luke Mitchell  
0411 703 055

Kay Morris  
0411 181 249

### AGENCY

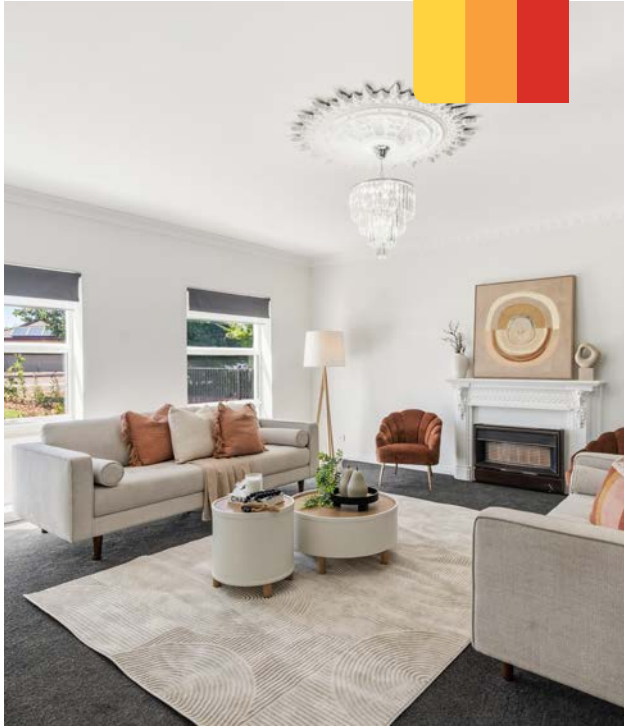
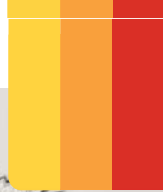
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28 Tristania Terrace, Dernancourt

## 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

**AGENTS**  
Julian Rullo  
0407 846 417

Mario Bonomi  
0412 080 993

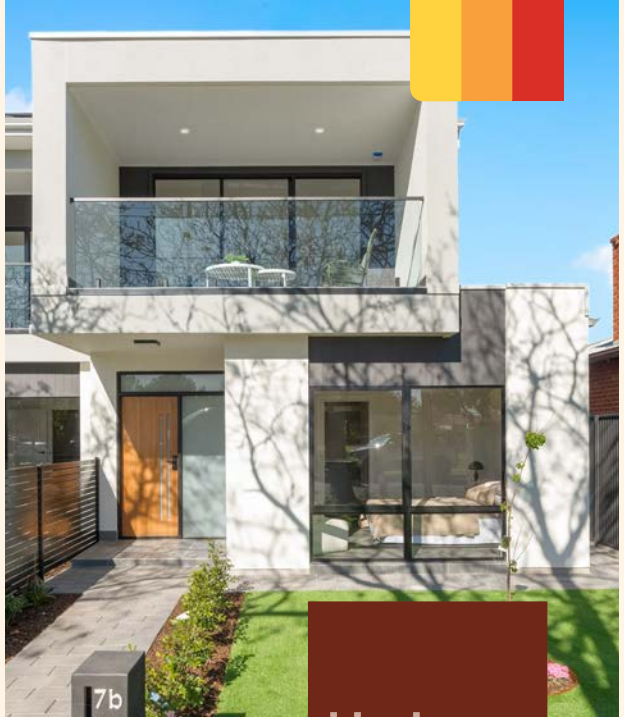
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**Under  
Contract**

7B Scott Avenue, Flinders Park

## Where Style, Comfort and Convenience Come Together

4  2  2 

Perfectly positioned in one of Flinders Park's most tightly held pockets, this brand new 2025 built townhouse delivers the perfect combination of modern design, everyday functionality and low maintenance living. With uninterrupted views across to Ross Reserve, this home offers a rare opportunity to enjoy a peaceful lifestyle while still being minutes from both the city and the sea.

Step inside to discover a thoughtfully designed layout that caters to today's lifestyle needs. The open plan kitchen, living and dining area creates a warm and inviting hub for family life and entertaining. The kitchen is a true showpiece, featuring stone benchtops, a 5 burner gas cooktop, wall oven, breakfast bar and an abundance of storage.

### AGENTS

Julian Rullo  
0407 846 417

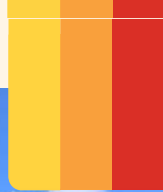
George De Vizio  
0412 392 158

### AGENCY

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**I am Sold**

2/20 Para Para Close, Gawler West

## Modern Living with Elevated Entertaining

3  2  2  1 

This stylish two-storey home offers modern living with three bedrooms, two bathrooms and separate study. The light-filled open plan living and dining area is positioned upstairs and flows seamlessly to a private balcony, perfect for entertaining with a lush green backdrop. Downstairs includes a versatile kitchenette, ideal for guests or multi-generational living. Move-in-ready with contemporary finishes and a secure double garage.

- Master downstairs with WIR & ensuite
- Mitsubishi dual split system a/c
- 3 bedrooms plus separate study area
- Double garage with internal access

### AGENTS

Luke Mitchell  
0411 703 055

### AGENCY

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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.

**FOR SALE**  
Contact Agent

**AGENTS**  
Marie Brus  
0418 844 502

Mark Brus  
0408 389 544

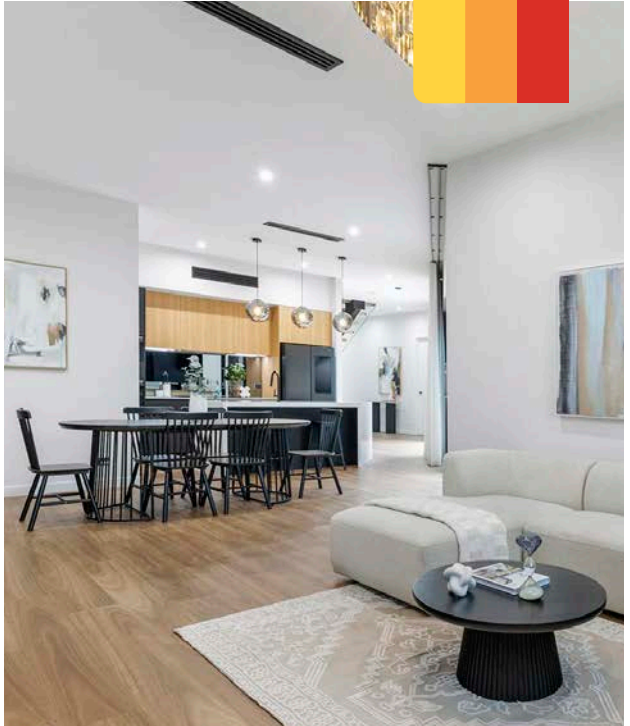
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16A Birdwood Road, Greenacres

## Refined Luxury & Bespoke Family Living

4  2  2 

Set on approx. 430m<sup>2</sup>, 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**  
Contact Agent

### AGENTS

Luke Mitchell  
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Claude Buccella  
0419 394 110

### AGENCY

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(08) 8362 8008  
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12 & 13/1169-1171 Lower North East Road, Highbury

## Rare Land Opportunity in Beautiful Highbury

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.

**FOR SALE**  
Contact Agent

**AGENTS**  
Julian Rullo  
0407 846 417

George De Vizio  
0412 392 158

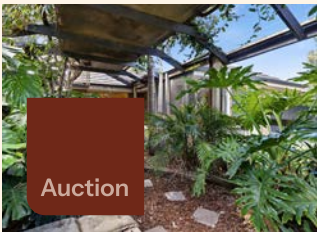
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 **LJ Hooker**



Auction



9 Emery Street, Hillcrest

## Move-In Ready Comfort with Outdoor Flexibility

3 2 1

This well-maintained three-bedroom home offers comfortable, move-in-ready living in a convenient Hillcrest location. The home features two bathrooms and a practical living area that opens to a grassed backyard.

The master bedroom is privately positioned at the rear and enjoys direct access to a greenhouse space, ideal for gardening enthusiasts. A pergola-covered courtyard off the dining area creates an inviting outdoor entertaining zone, while a garden shed adds useful storage.

A fantastic opportunity for families, first-home buyers or investors seeking a well-presented and low-maintenance property.

### AUCTION

Thursday, 2nd Apr at 5:00pm

### AGENTS

Luke Mitchell  
0411 703 055

Troy Tyndall  
0401 661 997

### AGENCY

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RLA 61345 | 282965 | 231015




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1/235 Payneham Road, Joslin

## Modern Living in Prime Location

2  1  1 

Perfectly positioned close to shops, transport and local amenities, this charming, renovated unit is move-in ready with nothing left to do but settle in.

Enjoy year-round comfort with a/c in the lounge & both bedrooms, separate dining area for peaceful living as well as a renovated kitchen, bathroom and updated laundry.

Bedroom two features a built-in robe and sun-drenched west-facing window. Security shutters offer added privacy and peace of mind at night.

A cosy, welcoming home ready to simply move in and enjoy or rent out in high demand location.

### FOR SALE

#### AGENTS

Luke Mitchell  
0411 703 055

Claude Buccella  
0419 394 110

#### AGENCY

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**Sold  
prior to  
Auction**

306 The Parade, Kensington

## Home, Business or Investment – The Choice is Yours

2  1  2 

Positioned in a tightly held blue-chip location, 306 The Parade, Kensington offers a charming maisonette on a 375sqm corner allotment with valuable rear lane access. Built in 1920 and featuring a sandstone frontage, the home blends character with opportunity. Inside comprises two bedrooms, a central lounge, combined kitchen and meals area, and bathroom off the laundry, all complemented by high ceilings. A well-established front garden creates a welcoming entry, while a double garage adds practicality. Located just steps from The Parade's vibrant cafés, restaurants, boutiques, Coles and Foodland, this is an outstanding opportunity to live in, invest, or further enhance in a premium lifestyle precinct.

### AGENTS

Julian Rullo  
0407 846 417

### AGENCY

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1A Carlow Avenue, Lockleys

## Sophisticated Hampton Living with Space, Style & Modern

4  2  2  265m2\* 

Nestled in a highly sought after suburb, this stunning architecturally designed Hampton style residence delivers the perfect blend of timeless elegance, modern comfort and family friendly design. Built in 2023 and set on a generous 443sqm allotment with approximately 265sqm of living space, the home has been thoughtfully crafted to offer both luxury and practicality.

From the moment you step inside, you are welcomed by soaring ceilings and an abundance of natural light that flows throughout the home, creating a bright and inviting atmosphere. At the heart of the property lies a spacious open plan kitchen, living and dining area, complete with a gas heated fireplace that provides warmth and ambience for year round comfort.

**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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13B Harrow Avenue, Magill

## Modern Comfort, Space and Flexibility in a Prime Magill

3  1  2 

Positioned on a 443sqm corner allotment, this contemporary single level residence delivers effortless low maintenance living with a flexible floorplan, perfectly suited to families, downsizers and astute investors alike.

Designed with functionality and comfort in mind, the home comprises three generous bedrooms, all fitted with built-in robes. The master bedroom enjoys direct access to a two-way bathroom, providing both privacy and everyday convenience. Adding further versatility to the floorplan is a flexible additional living space, easily adaptable as a formal lounge, media room or potential fourth bedroom, the choice is yours.

**Sold at  
Auction**

### AGENTS

Marie Brus  
0418 844 502

Mark Brus  
0408 389 544

### AGENCY

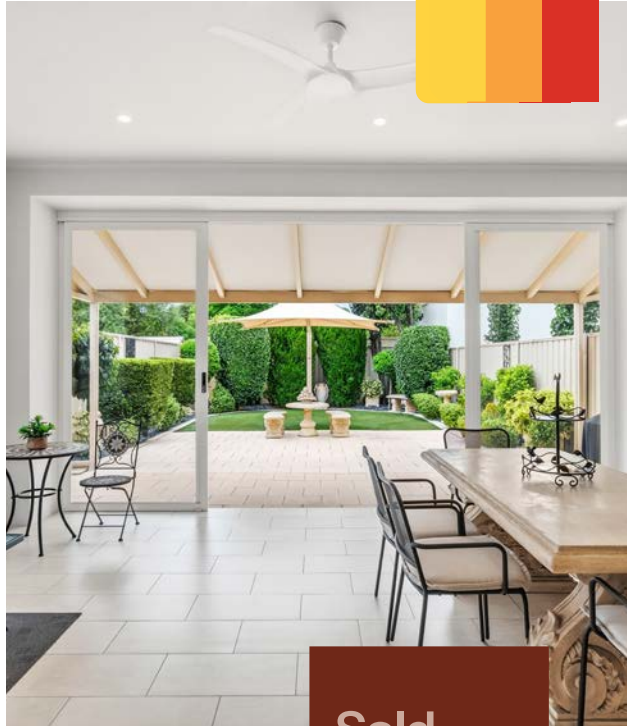
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 **LJ Hooker**



**Sold  
prior to  
Auction**

4A Beasley Street, Marden

## Luxurious Lifestyle Property

3  2  2 

Built in 2011 and 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.

An impressive wide entrance hall with soaring ceilings immediately sets the tone, flowing through to the warmth of stunning polished timber flooring throughout the ground floor. Thoughtfully designed for both everyday living and entertaining on a grand scale, the home offers an outstanding balance of style and practicality.

### AGENTS

Marie Brus  
0418 844 502

Mark Brus  
0408 389 544

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

 **LJ Hooker**



**Under  
Contract**

34 Woodley Avenue, Newton

## Modern Family Living & Low-Maintenance Lifestyle

3  2  2 

This well designed two storey home combines space, comfort and easy care living in a convenient location. Perfect for families, first-home buyers or investors. Within walking distance to Charles Campbell College and Paradise Primary School and close to transport and shopping, this home offers a fantastic lifestyle.

- Modern kitchen with stone benchtop & gas cooktop
- Quality appliances & dishwasher
- Ducted reverse cycle air conditioning
- Solar panel system
- Automatic garage with internal access
- Water tank Low-maintenance garden

### AGENT

Lisa Xu  
0432 235 818

### AGENCY

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 **LJ Hooker**



**Under  
Contract**

3/34 George Street, Paradise

## Modern Comfort & Low-Maintenance Living in the Heart

2  2  1 

Built in 2019, this stylish two-bedroom townhouse at 3/34 George Street, Paradise offers modern, low-maintenance living ideal for first home buyers, downsizers or investors. Sleek floating floors, fresh neutral tones and LED downlights enhance the bright open-plan living and dining area, flowing seamlessly to a covered alfresco perfect for entertaining.

The contemporary kitchen features crisp white cabinetry, composite stone benchtops, stainless steel appliances, tiled splashbacks and generous pantry space. The main bedroom includes a private ensuite, while bedroom two is serviced by a full central bathroom.

### AGENTS

Julian Rullo  
0407 846 417

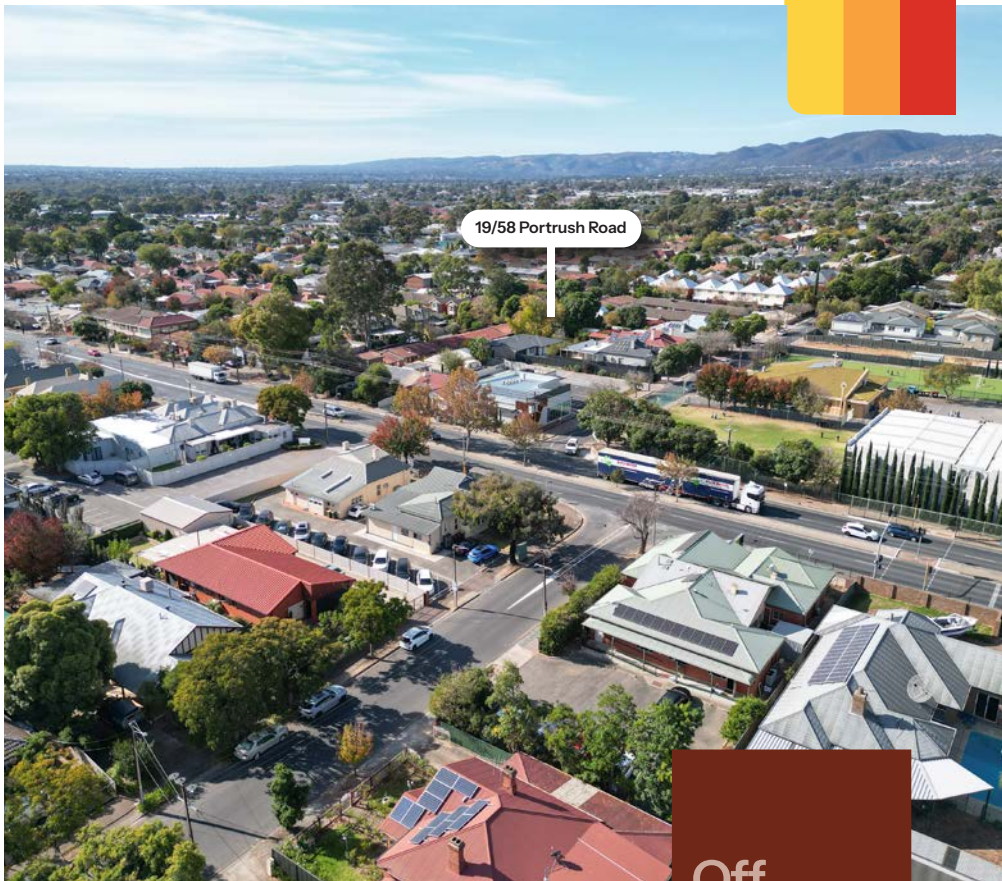
George De Vizio  
0412 392 158

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RLA 61345 | 282965 | 231015

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 **LJ Hooker**



19/58 Portrush Road



19/58 Portrush Road, Payneham

### Off Market Unit Opportunity

2  1 

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

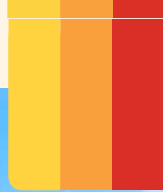
**FOR SALE**  
Contact agent

**AGENTS**  
Luke Mitchell  
0411 703 055

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

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72 Marian Road, Payneham

## An Exceptional Opportunity in a Tightly Held Locale

4 1 1

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

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21 Natalie Avenue, Salisbury

## Classic Three-Bedroom Home with Future Upside



Positioned in a convenient pocket of Salisbury, 21 Natalie Avenue presents an outstanding opportunity on a generous 696sqm (approx.) allotment with an impressive 15.24m frontage. Originally built in 1968, this basket range fronted, three-bedroom home offers exciting potential for investors, developers, builders or owner-occupiers looking to secure a well-located property with room to add value (STPC).

The home retains its original charm and provides a functional floorplan suited to comfortable everyday living. Three well-sized bedrooms are positioned privately off the main hallway, while the welcoming lounge room at the front of the home enjoys natural light and creates a cosy space to relax.

I am  
Sold

### AGENTS

Julian Rullo  
0407 846 417

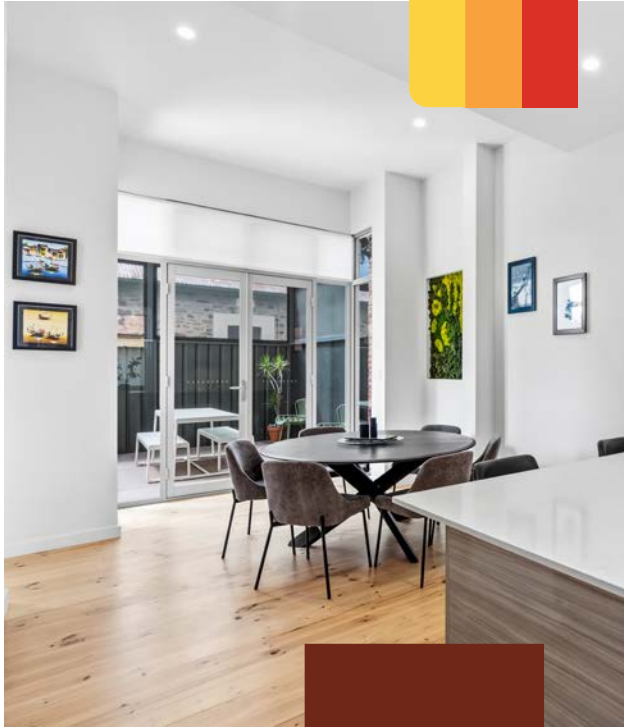
Mario Bonomi  
0412080993

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2/10 First Lane, St Peters

## Stylish, City Fringe Living in a Blue-Chip Pocket

2  1  1 

Embracing a vibrant city fringe lifestyle in a blue-chip location, this stunning loft style townhouse delivers the perfect combination of style, convenience and low-maintenance living in the heart of St Peters.

Step outside your door and immerse yourself in the vibrant local scene, with cafés, shopping and everyday conveniences just moments away. Privately positioned within a contemporary group, the home welcomes you with a striking exposed brick façade and an immediate sense of style and seclusion.

**Under  
Contract**

### AGENTS

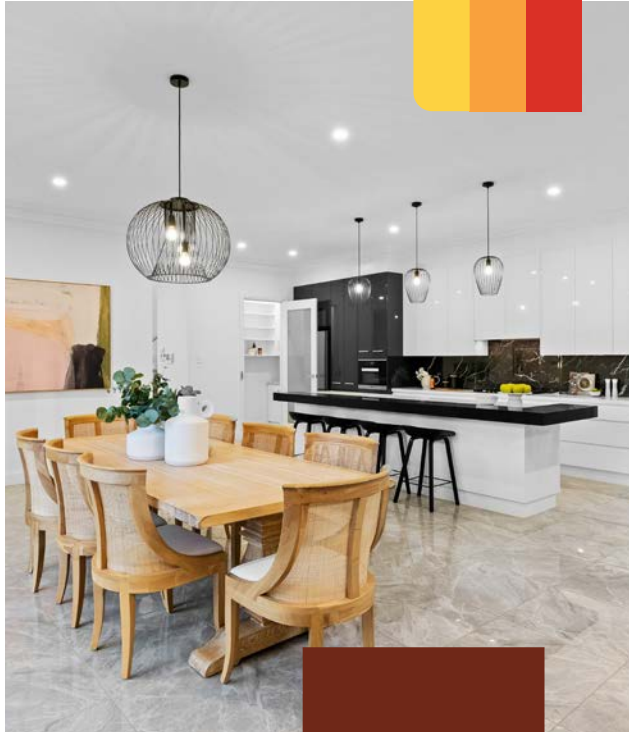
Julian Rullo  
0407 846 417

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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.

**Under  
Contract**

### AGENTS

Marie Brus  
0418 844 502

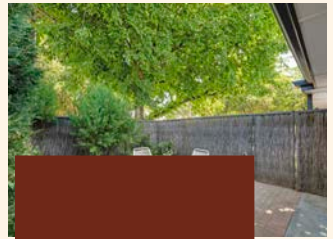
Mark Brus  
0408 389 544

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1/50 West Street, Torrensville

## Gorgeous Freestanding Courtyard Home

2  1  2 

In a beautiful tree lined street & perfectly positioned between the city & sea, this light filled, spacious property has been stylishly renovated & is the ideal downsizer, 1st home buy, or investment. In this highly sought after location, it also features double side by side garaging plus 2 private courtyards making this is one not to be missed!

Superbly updated throughout, the contemporary kitchen flows into the massive open plan dining & family area which has direct access to both the front & rear courtyards. This space is perfect for year-round entertaining seamlessly blending inside to out. Whether you're downsizing, investing or seeking a stylish first home this turnkey property combines convenience, comfort & location to deliver an exceptional lifestyle opportunity.

**Sold at  
Auction**

### AGENTS

Luke Mitchell  
0411 703 055

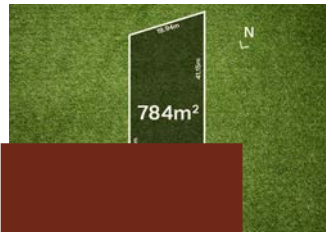
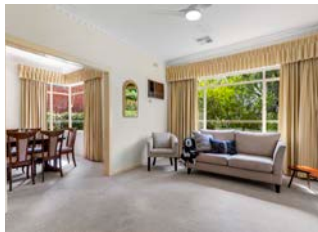
Kay Morris  
0411 181 249

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196 Walkerville Terrace, Walkerville

## A Blue-Chip Opportunity - Renovate or Develop (STPC)

3  1  1 

Offered for the first time in 70 years, this north-facing home with a wide 19.9m frontage presents a rare opportunity in one of Adelaide's most prestigious suburbs. Built by a builder for his daughter, the double brick residence reflects enduring craftsmanship and quality. Lovingly maintained, it offers three bedrooms, formal lounge and dining, a sunroom and a country-style kitchen with meals area, providing comfortable living today with exciting scope for the future. Renovate and extend, design and build your forever home or take advantage of development opportunities (STPC) on this generous allotment. Positioned moments from Linear Park, elite schools, local cafes and with easy CBD access, this is a true generational asset.

**Sold at  
Auction**

### AGENTS

Luke Mitchell  
0411 703 055

Kay Morris  
0411 181 249

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 **LJ Hooker**



24 Panter Street, Willaston

## Prime Land-Banking Opportunity



A strategic opportunity in a growing location, this home presents strong land-banking and rebuild potential. The current home offers immediate usability while you plan a future extension, backyard transformation or complete rebuild (STPC). Large games room at rear which could be converted to a home office, workshop for hobbyists or granny flat conversion (STPC). The value here is in the land and long-term vision. Ideal for investors, builders or buyers looking to create a modern home in an evolving community.

### AGENTS

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0411 703 055

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102/13 Tarpeena Avenue, Windsor Gardens

## One Remaining High Quality Dream Home Package!

Your dream home awaits!  
Welcome to an exceptional opportunity at Lot 102, 13 Tarpeena Avenue, Windsor Gardens.

Beautifully designed 4 bedroom, 2 bathroom, 1 car homes on 288m<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.

**FOR SALE**  
Contact Agent

**AGENTS**  
Luke Mitchell  
0411 703 055

**AGENCY**  
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 **LJ Hooker**

# 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
3/4a Christie Avenue Toorak Gardens	2	1		Jessica Dimasi	\$500	25th March
19 Allen Avenue Glynde	2	1		Jackson Dodwell	\$475	25th March
5 / 18 Battams Road Marden	2	1		Jackson Dodwell	\$500	24th March
9/61-69 Reservoir Road Hope Valley	2	1	1	Jackson Dodwell	\$400	24th March
27 Karina Crescent Holden Hill	3	1	2	Jiawen Gao	\$600	24th March
7 / 10 Kelvin Avenue Hectorville	2	1		Matthew Panozzo	\$500	23rd March
1702/156 Wright Street Adelaide	1	1	1	Jiawen Gao	\$600	20th March
1 Forest Place Rostrevor	3	2	2	Jackson Dodwell	\$730	18th March
2/8 Frank Street Newton	2	1	1	Matthew Panozzo	\$525	16th March
2/4 Janet Stree, Campbelltown	3	2	2	Keith Brown	\$650	16th March
7 Hastings Lane, Lightsvie	3	2	2	Tony Tang	\$850	10th March
2 / 185A States Road, Morphett Vale	3	2	1	Jessica Dimasi	\$560	6th March
28A Fort Street, Grange	3	2	2	Jiawen Gao	\$850	6th March
14B Hallett Avenue, Tranmere	2	2	1	Jiawen Gao	\$650	6th March
61 Commercial Road, Port Noarlunga South	3	1	1	Keith Brown	\$600	6th March



OUR RENTAL AVAILABILITY  
CAN CHANGE QUICKLY!

SCAN HERE FOR OUR  
LATEST RENTALS OR VISIT

[STPETERS.LJHOOKER.COM.AU/RENTING](http://STPETERS.LJHOOKER.COM.AU/RENTING)





# Form R3

## Buyers information notice

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*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?

# The difference between real estate and real results.

## Payneham Office

2a Portrush Road, Payneham 5070

(08) 8362 8008

[ljhadelaidemetro.com.au](http://ljhadelaidemetro.com.au)

RLA 61345 | RLA 282965

## Adelaide Office

Ground Floor, 81 Flinders Street, Adelaide 5000

(08) 8232 8844

[adelaide.ljhcommercial.com.au](http://adelaide.ljhcommercial.com.au)

RLA 231015



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and discover the difference

