

# Property Guide

Cover | 24 Roslind Street, Kensington Gardens

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



**Mariann Athanasopoulos**  
Administration



**Michelina De Meo**  
Administration



**Thami Petrini**  
Administration



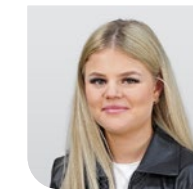
**Fiona Geng**  
Administration



**Eagleheart Bird**  
Administration



**Amy Schoefield**  
Commercial BSO



**Brittney Campain**  
Director of First Impressions

# Suburb Feature Warradale

## Market Update

MAY

Last month Kensington Gardens had 13 properties available for rent and 15 properties for sale.

Median property prices over the last year range from \$2,087,500 for houses to \$751,000 for units.

If you are looking for an investment property, consider houses in Kensington Gardens rent out for \$810 PW with an annual rental yield of 2.4% and units rent for \$550 PW with a rental yield of 3.8%. Kensington Gardens has seen an annual compound growth rate of 13.8% for houses and 12.1% for units.

# 46

HOUSES SOLD  
PAST 12 MONTHS

# \$2,087,500

MEDIAN  
HOUSE PRICE

SOURCE: REALESTATE.COM.AU



# LJ Hooker Adelaide Metro

## Market Performance

6 MONTHS

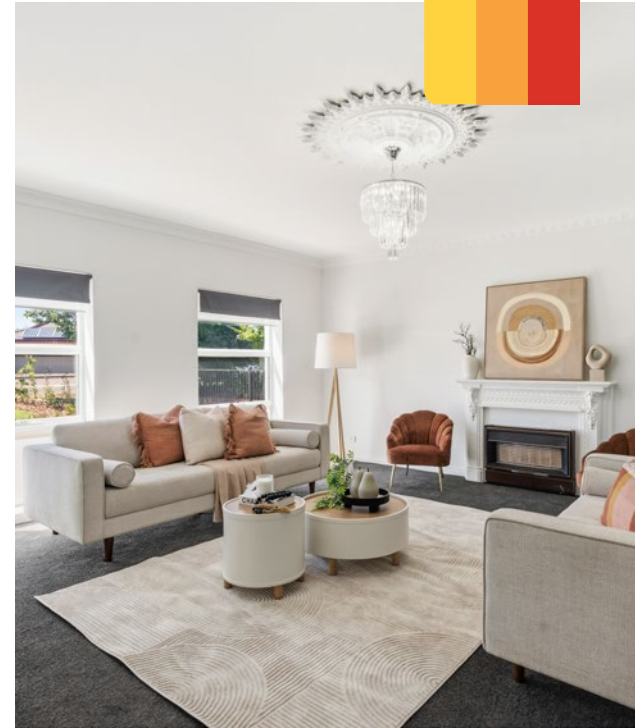
In the last 6 months listings by LJ Hooker - Adelaide Metro have had 4,047 buyer enquiries on realestate.com.au and 6,964 rental enquiries on the same platform.

# 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**  
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Lisa Xu  
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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.

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10 Keats Grove, Fulham Gardens

## Where Family Life Finds Its Groove

4 2 5

This beautifully presented 3 or 4 bedroom, 2 bathroom, 2 living home offers the space, comfort and practicality families love. Move-in ready and designed for easy living, it combines immediate appeal with room to grow into the future.

Beautifully renovated kitchen, thoughtfully updated with quality finishes, generous bench space and a walk-in pantry. It is a space perfectly suited to busy family life, entertaining guests or preparing meals with ease.

The standout master bedroom offers a true parents retreat, complete with an oversized layout, walk-in dressing room and private ensuite. It is a rare feature that brings a sense of luxury and separation from the rest of the home.

**FOR SALE**

Contact Agent

**AGENT**

Luke Mitchell  
0411 703 055

**AGENCY**

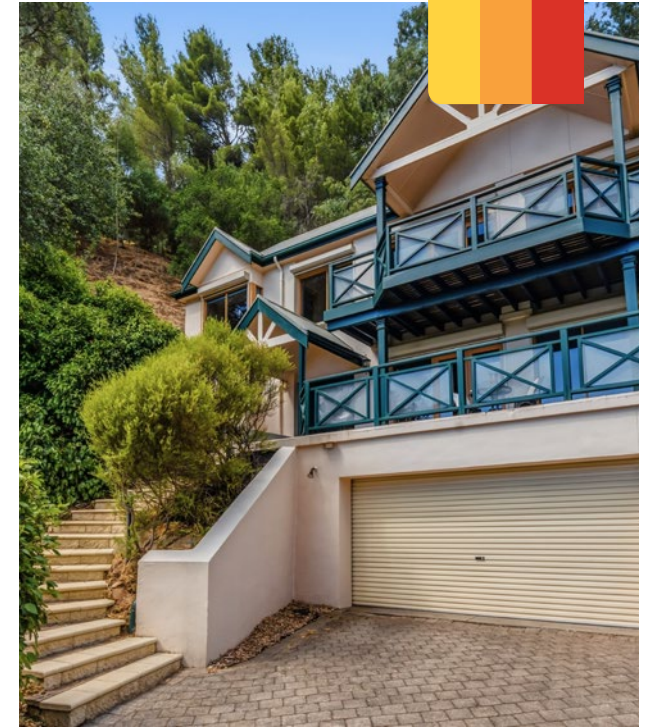
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39 Jikara Drive, Glen Osmond

## 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**

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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.

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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.

**AUCTION**  
Sat the 13th of June at 12pm

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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.

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397 North East Road, Hillcrest

## Rare Site Full of Opportunity & Possibility!

839m<sup>2</sup> 

This is a site just waiting for the right vision to bring it to life. Corner blocks on main roads at this scale don't come up often nor do they sit around. The high visibility positioning on North East Road delivers the kind of exposure that developers and builders actively seek (STPC), with frontage to North East Road & Queensborough Road opens a range of possibilities that a standard allotment simply cannot offer.

The surrounding amenities only add to the value. Hillcrest is well serviced with shops, schools and everyday essentials all within easy reach. Public transport connections along North East Road make this a location that future occupants will find immediately appealing.

**Sold at Auction**

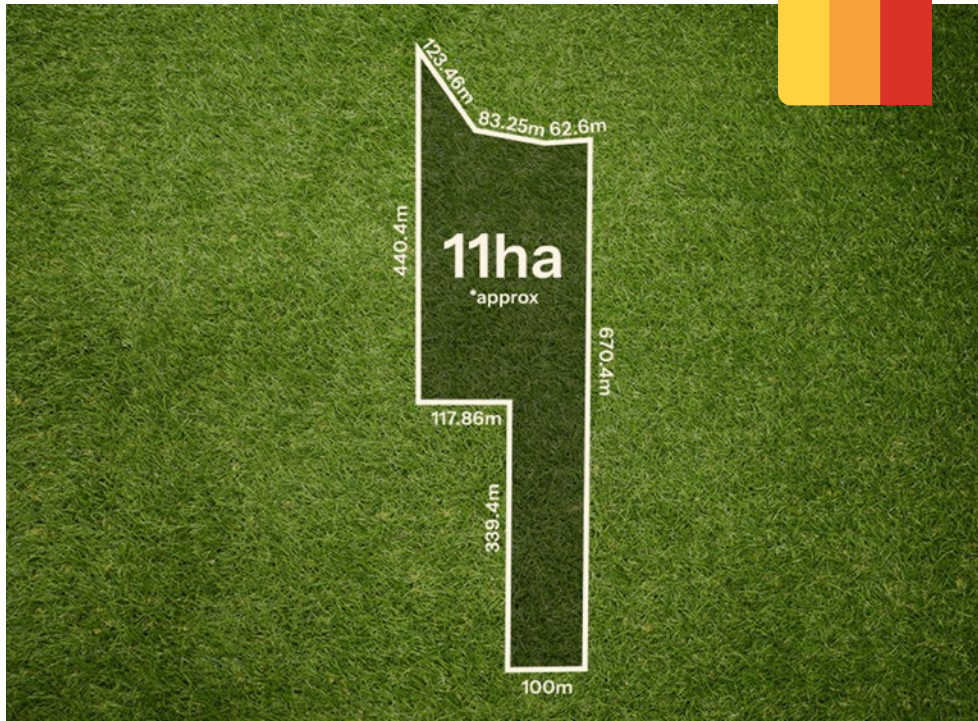
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282 Hillier Road, Hillier

## 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**  
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1 Leonis Avenue, Hope Valley

## Easy Living Comfort Meets Everyday Convenience

3  2  2 

Located in the sought-after suburb of Hope Valley, this modern 3-bedroom home built in 2021 offers low-maintenance living on a 363sqm allotment with an approx. 200sqm build. The spacious open plan kitchen, living and dining area flows seamlessly to a covered alfresco, ideal for entertaining. The kitchen features a breakfast bar, 5-burner gas cooktop, 900mm oven, glass splashback and walk-in pantry.

A second living area offers flexibility or potential fourth bedroom conversion. The main bedroom includes WIR and ensuite, with built-ins to beds 2 and 3. Close to Westfield Tea Tree Plaza, schools, parks, transport and the O-Bahn. Homes like this are in high demand, so act quickly to avoid missing out.

**I am  
Sold**

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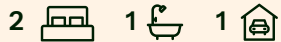
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**Under Contract**

1/235 Payneham Road, Joslin

## Modern Living in Prime Location



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.

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Claude Buccella  
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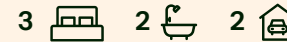


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24 Roslind Street, Kensington Gardens

## Character, Convenience & Comfort in a Desirable Locale



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.

**BEST OFFER BY**  
Tue 16th of June at 12pm

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**Sold at Auction**

9 Radcliffe Avenue, Klemzig

## Double Brick Family Home in Prime Location

5 3 3

Set on a generous 600sqm (approx.) allotment with 17.98 frontage, this double brick residence offers space, flexibility and an unbeatable location - perfect for families, investors or those seeking additional living options.

- Solar panels
- Ducted reverse cycle air condition
- Separate rumpus room/granny flat with additional bathroom
- Master bedroom with ensuite

### AGENT

Lisa Xu  
0432 235 818

### AGENCY

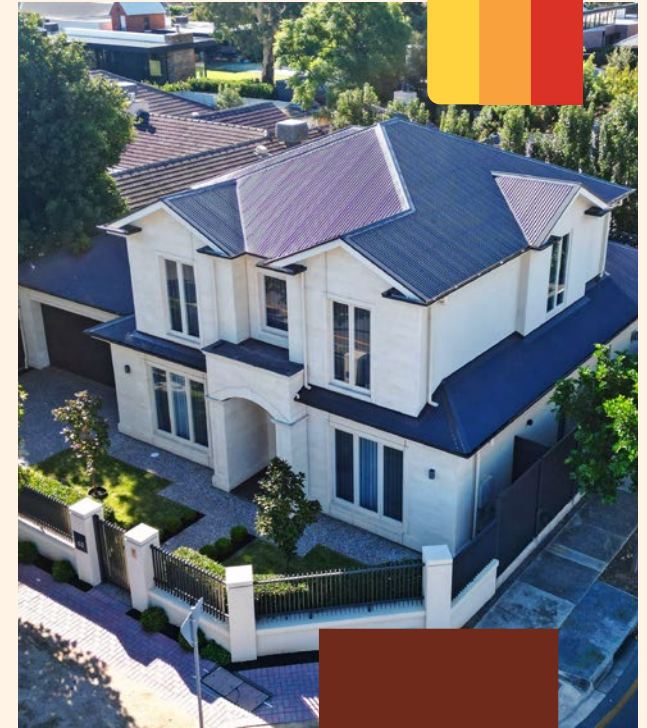
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**I am Sold**

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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47 Lurline Street, Mile End

## Rare land holding in a highly sought-after location.

6 4 3 836m<sup>2</sup>

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.

**FOR SALE**  
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3 Baymor Court, Modbury

## Space for Every Generation to Live, Grow & Thrive!

7 2.5 2 4 1

The layout of this home offers flexibility, whether you reconfigure for a growing family, create dual-living arrangements or open the floorplan to suit contemporary tastes, there's genuine scope to add value at every turn. Move in, make it yours and let the transformation happen at your own pace. The block's proportions allow for meaningful landscaping, outdoor entertaining or simply the kind of breathing room that's increasingly hard to find in these areas.

Whether you are upsizing, accommodating extended family, investing wisely or creating your forever home, this is an opportunity to secure something genuinely special in a sought-after area.

**FOR SALE**  
Contact Agent

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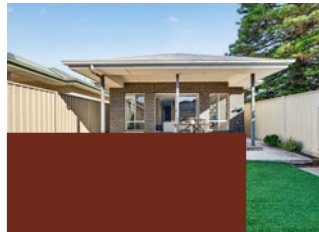
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I am  
Sold

10 Barnes Avenue, Northfield

## Modern 3 Bedroom Home with North Facing Rear

3 2 1

Perfectly positioned in a convenient and family-friendly location, this modern home, built in 2015 and set on approximately 350sqm presents an outstanding opportunity for homeowners, downsizers and savvy investors seeking a low maintenance, well located property.

Designed with functionality in mind, the home offers a flexible and practical floorplan comprising three generous bedrooms. Bedrooms two and three include built-in robes, while the master suite is complete with a walk-in robe and private ensuite. At the front of the home, a dedicated study area provides the ideal space for those working from home or adds further versatility for guests or tenants.

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I am  
Sold

7 Tahlia Court, Parafield Gardens

## Entertainer's Paradise in Parafield Gardens

4 2 2

Discover your dream home on a quiet, no through street in popular Parafield Gardens. This expansive residence is built for entertaining, offering 4 bedrooms, 2 bathrooms, 3 living areas, study and a backyard straight from your dreams.

### Features include:

- Ducted heating and cooling
- Ceiling fans in all bedrooms
- Large laundry with direct backyard access
- Shed and double garage
- Two rainwater tanks
- Putt Putt course and cubby house
- Solar system with 20 panels

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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

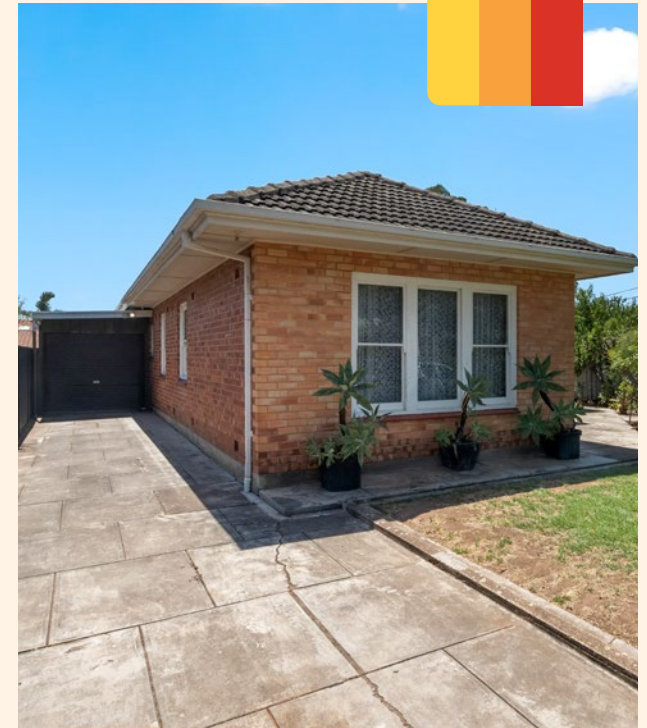
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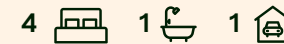


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72 Marian Road, Payneham

## 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

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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**  
Contact Agent

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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.

**AUCTION**  
Sunday 14th June at 12pm

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LJ Hooker

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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 your 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

# \$620

MEDIAN RENTAL  
PRICE



## Recently Leased

ADDRESS				AGENT	WEEKLY LEASED PRICE	LEASED ON
34 Collins Street, Enfield	3	2	1	Tony Tang	650	3 Jun 2026
2 Cutlass Walk, Seaford Rise	3	1	1	Keith Brown	580	3 Jun 2026
3 / 63 Sydenham Road, Norwood	2	1		Tony Tang	570	2 Jun 2026
6 / 9 Craig Street, Greenacres	2	1		Jessica Dimasi	480	1 Jun 2026
7 Farnell Place, Greenwith	3	2		Tony Tang	675	29 May 2026
2 / 34 Tyne Street, Gilberton	2	1		Jessica Dimasi	450	28 May 2026
1104 / 96 North Terrace, Adelaide	1	1		Tony Tang	570	28 May 2026
21 Natalie Avenue, Salisbury	3	1	2	Jackson Dodwell	600	28 May 2026
92 / 255 Hindley Street, Adelaide	1	1	1	Jiawen Gao	530	28 May 2026
20 Filmer Avenue, Glengowrie	3	1		Jiawen Gao	650	26 May 2026
6 / 4 Rowland Road, Magill	2	1		Matthew Panozzo	425	26 May 2026
18 / 22 Cambridge Street, North Adelaide	2	1		Matthew Panozzo	550	26 May 2026
52 Hancock Avenue, Campbelltown	4	1	1	Matthew Panozzo	680	25 May 2026
16 Central Avenue, Enfield	4	2	1	Keith Brown	730	25 May 2026
6 McDonald Close, Mount Barker	3	2		Tony Tang	600	22 May 2026



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)

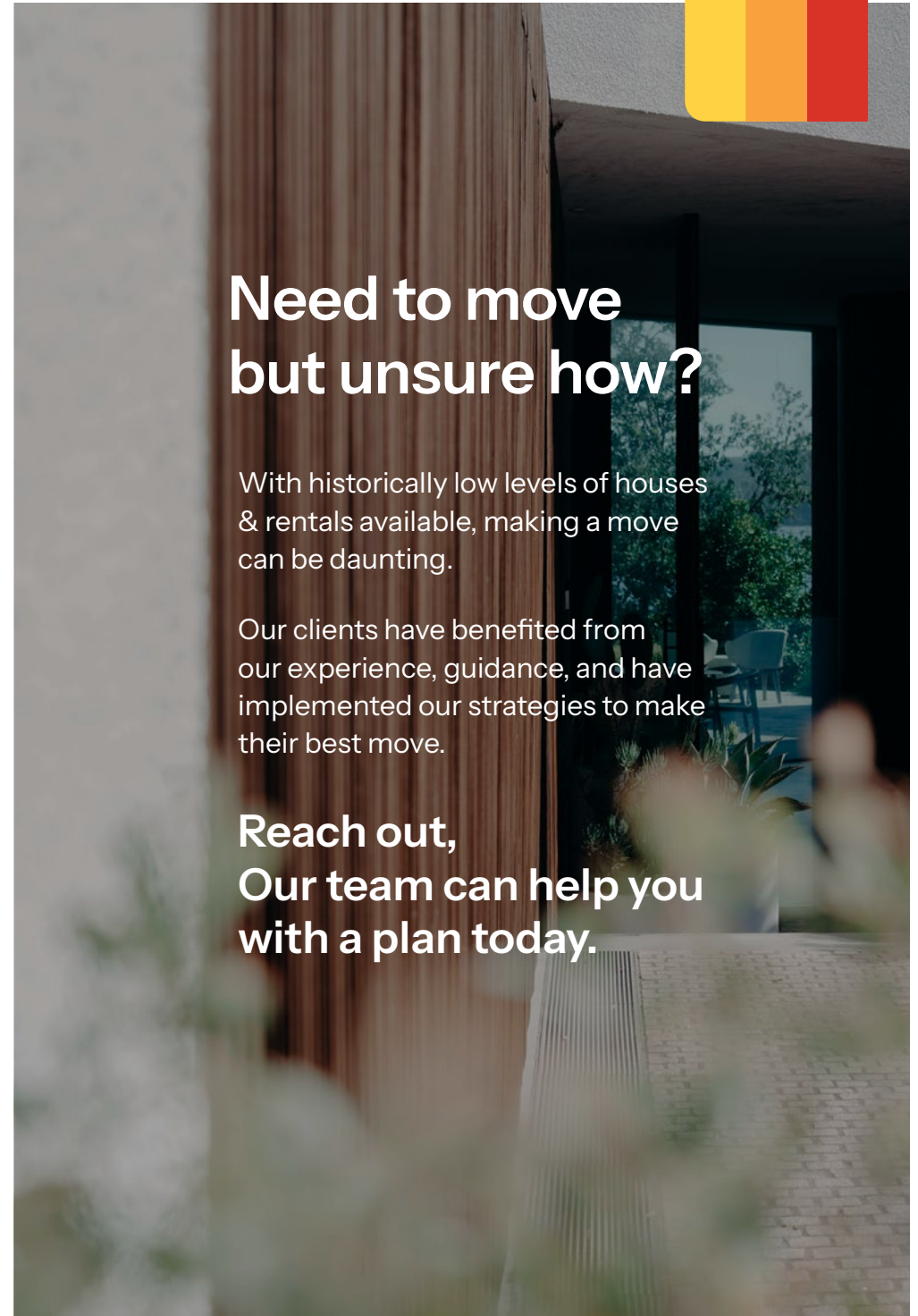


## Need to move but unsure how?

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.**



# The difference between real estate and real results.

## Payneham Office

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