



Property Guide

Cover | 18B Goodwin Street, Newton

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

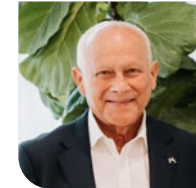
Claude Buccella
Director
0419 394 110

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
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Matthew Panozzo
Property Investment Manager
0405 224 369



Tony Tang
Property Investment Manager
0423 686 219

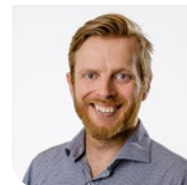


Tony Trajkovic
Property Investment Manager
0401 349 899

Admin



Marlene Winter
Business Systems Operator



Sam Brotherson
Graphic Design / Marketing



Mariann Athanasopoulos
Administration



Michelina De Meo
Administration



Thami Petrini
Administration



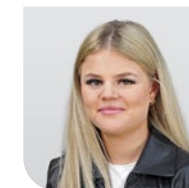
Fiona Geng
Administration



Eagleheart Bird
Administration



Amy Schoefield
Commercial BSO



Brittney Campain
Director of First Impressions



Suburb Feature Glengowrie

Market Update

JULY

Last month Glengowrie had 2 properties available for rent and 16 properties for sale. Median property prices over the last year range from \$1,385,000 for houses to \$695,000 for units. If you are looking for an investment property, consider houses in Glengowrie rent out for \$750 PW with an annual rental yield of 3.1% and units rent for \$550 PW with a rental yield of 4.1%. Glengowrie has seen an annual compound growth rate of 8.6% for houses and 11.7% for units.

17

HOUSES SOLD
PAST 12 MONTHS

\$695,000

MEDIAN
HOUSE PRICE

SOURCE: REALESTATE.COM.AU



LJ Hooker Adelaide Metro

Market Performance

6 MONTHS

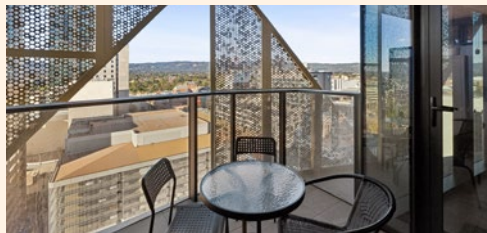
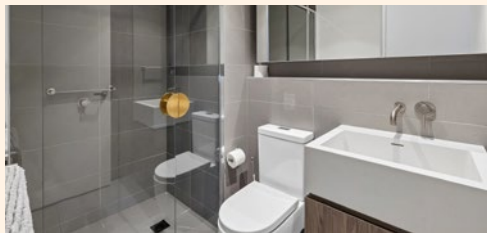
In the last 6 months listings by LJ Hooker - Adelaide Metro have had 4,047 buyer enquiries on realestate.com.au and 6,964 rental enquiries on the same platform.

4,047

BUYER ENQUIRIES
ON REA

6,964

RENT ENQUIRIES
ON REA



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

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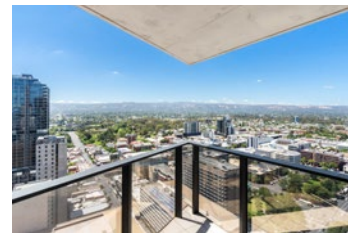
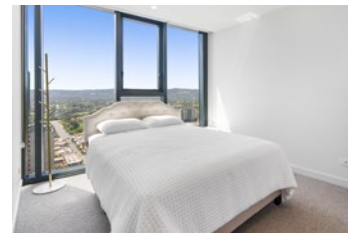
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3106/17 Austin Street, Adelaide

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.

FOR SALE
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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

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Mario Bonomi
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27 Oakley Street, Adelaide

Character Home in Adelaide's Vibrant West End

4 1 3

Perfectly positioned in one of Adelaide's most sought after city locations, this spacious character home presents an outstanding opportunity to enjoy the convenience and excitement of CBD living.

Offering a versatile floorplan, the home comprises four generously sized bedrooms, making it ideal for professionals, families, students or investors seeking a property in the heart of the city. Bedrooms one and two are fitted with split-system air conditioning, while the separate living and dining area provides ample space for everyday living and entertaining.

AUCTION

Sat, 18th Jul at 11:00am

AGENTS

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Mark Brus
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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.

BEST OFFERS BY
Mon 27th July at 12pm

AGENTS

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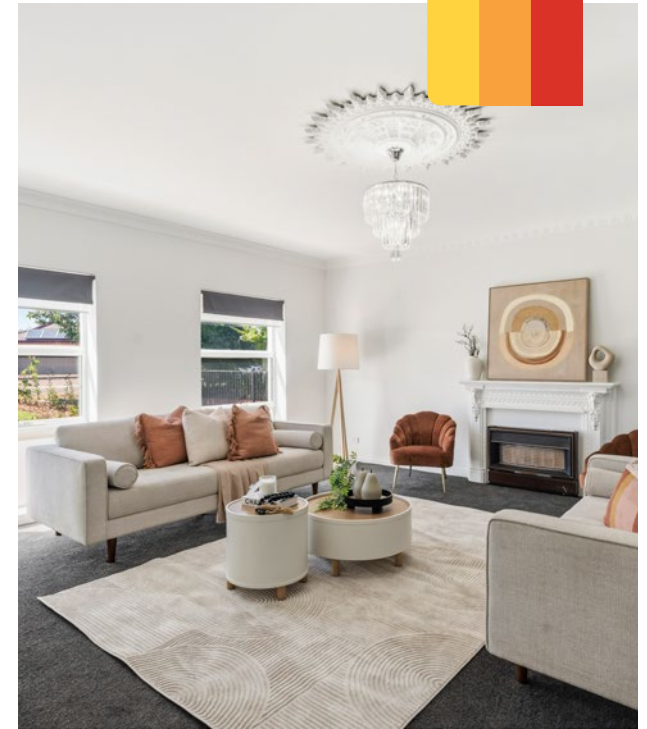
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28 Tristania Terrace, Dernancourt

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
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**I am
Sold**

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.

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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.

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**I am
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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.

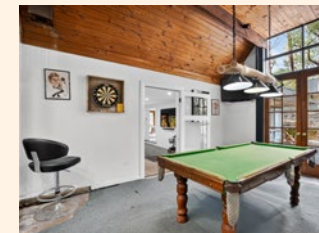
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108 Longwood Road, Heathfield

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.

FOR SALE
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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
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397 North East Road, Hillcrest

Rare Site Full of Opportunity & Possibility!

839m²

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**

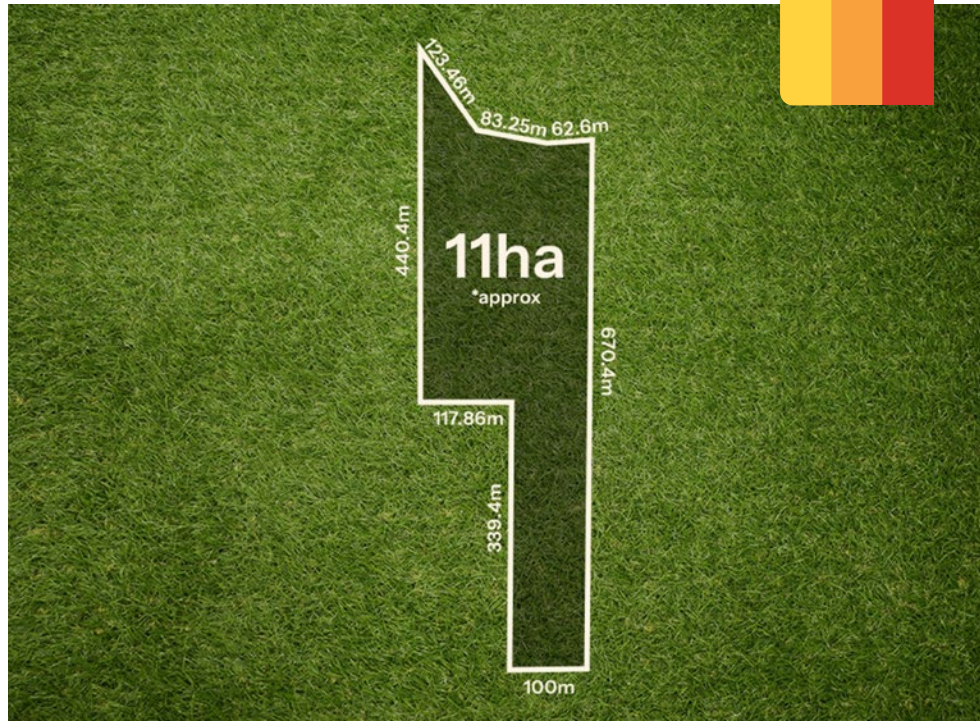
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282 Hillier Road, Hillier

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

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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
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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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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

I am
Sold

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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.

AUCTION

Auction / Sat 18 July at 2pm

AGENTS

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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

FOR SALE

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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.

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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.

AGENTS

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Mark Brus
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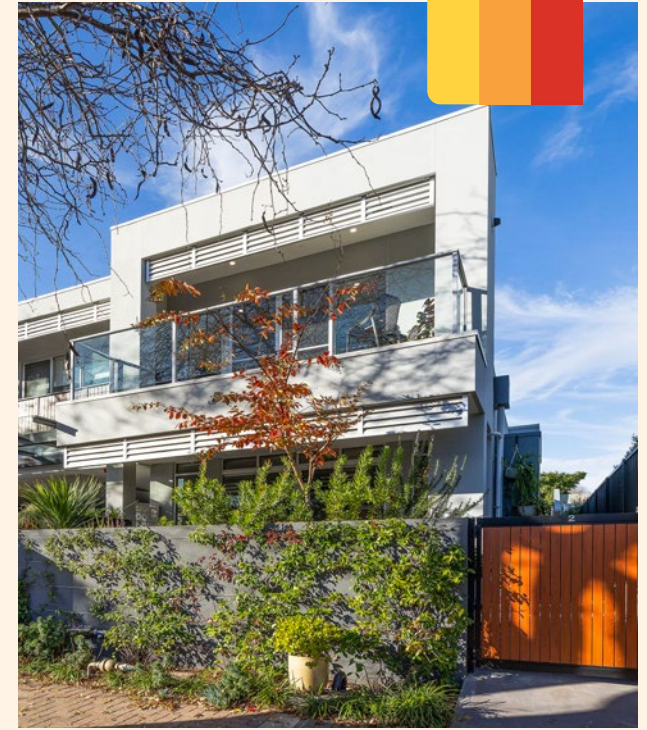
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11/12-14 Elizabeth Street, Norwood

Boutique Luxury in the Heart of Norwood

2 2 2

Perfect for downsizer, professionals or the astute investor. It's the ideal lockup & leave where security prevails. In a small, exclusive group of just thirteen apartments, the sense of space is immediate. Soaring 2.7-metre ceilings, quality finishes and abundant natural light create an atmosphere commonly associated with a bespoke home. A wide study nook provides ample room for two workstations.

The open-plan kitchen, dining and living area forms the heart of the home. Stone benchtops feature throughout, while a Miele gas cooktop, oven, integrated dishwasher and generous island bench combine practicality with timeless style.

BEST OFFERS BY
Weds 1st July at 11am

AGENTS

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Kay Morris
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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

AGENTS
Greg Nicholls
0478 131 807

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



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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.

**I am
Sold**

AGENTS
Julian Rullo
0407 846 417

Mario Bonomi
0412 080 993

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



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current opens



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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
Contact Agent

AGENTS
Lisa Xu
0432 235 818

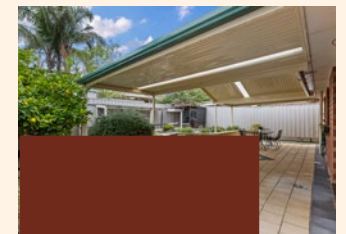
AGENCY
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(08) 8362 8008
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7 Mildara Close, Woodcroft

A Charming Start in Peaceful Setting

3 1 1

Set in a quiet street, this charming three bedroom, two living area home is a genuine opportunity for first home buyers ready to make their mark.

Perfectly liveable as is but also a perfect opportunity to add value and personalise over time. With a characterful backyard, single car garage and an established location close to schools, shops and transport, this is where your story begins.

I am Sold

AGENT
Luke Mitchell
0411 703 055

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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

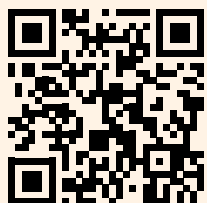
\$620

MEDIAN RENTAL
PRICE



Recently Leased

ADDRESS				AGENT	WEEKLY LEASED PRICE	LEASED ON
52 Loader Street, Glynde SA 5070	3	1		Amanda Walasek	580	17-Jul-26
30 Hartley Grove, Windsor Gardens	3	1		Jackson Dodwell	600	16-Jul-26
14 Moyle Avenue, Rostrevor	3	2	2	Jackson Dodwell	700	15-Jul-26
25 James Street, Campbelltown	3	1	1	Keith Brown	550	14-Jul-26
7 Teak Street, Campbelltown	3	1	1	Jiawen Gao	620	13-Jul-26
37 Edward Street, Norwood	2	1		Matthew Panozzo	745	9 Jul 2026
45 Reece Avenue, Klemzig	3	2	2	Jiawen Gao	720	8 Jul 2026
51 Payneham Road, College Park	3	2		Jiawen Gao	750	7 Jul 2026
17 Crossley Avenue, Croydon Park	3	1		Jiawen Gao	640	3 Jul 2026
23 Webster Street, Klemzig	3	1	1	Keith Brown	680	2 Jul 2026
5 / 371 Angas Street, Adelaide	3	2	1	Keith Brown	850	2 Jul 2026
46C Wear Avenue, Marden	3	2	1	Jiawen Gao	750	1 Jul 2026
21B Watson Street, Hectorville	3	2	1	Jessica Dimasi	650	1 Jul 2026
11 Almond Avenue, Glenside	3	1	2	Tony Tang	850	30 Jun 2026
15 Callabonna Avenue, Andrews Farm	3	2	2	Jessica Dimasi	600	29 Jun 2026



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[STPETERS.LJHOOKER.COM.AU/RENTING](https://stpeters.ljhooker.com.au/renting)

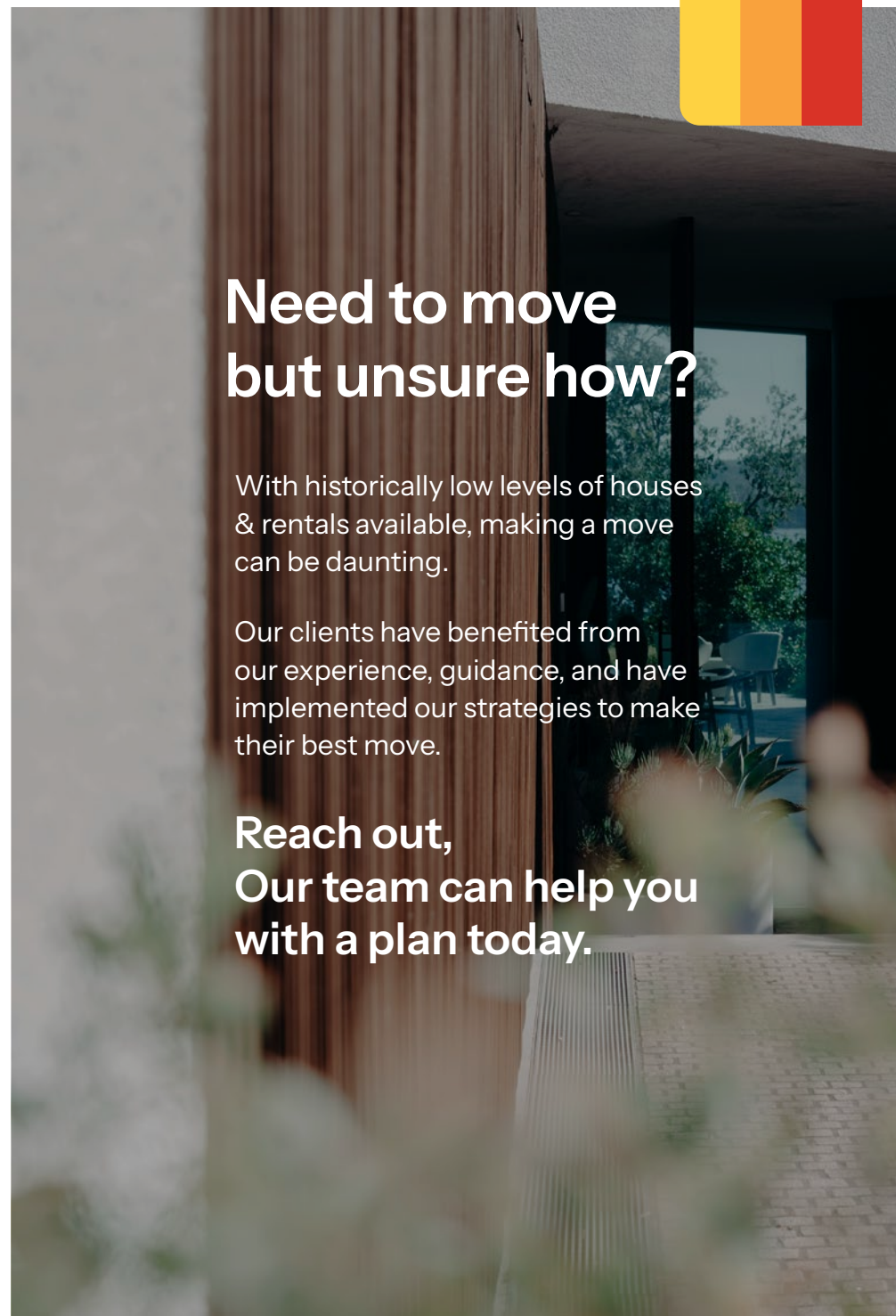


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