



Property Guide

Cover | 7B Scott Avenue, Flinders Park

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

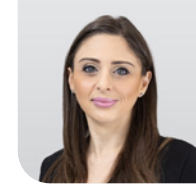


Tony Trajkovic
Property Investment Manager
0401 349 899

Admin



Marlene Winter
Business Systems Operator



Vanessa Kalikatzaros
Business Sales Operator



Sam Brotherson
Graphic Design / Marketing



Hannah Lawrance
Graphic Design / Marketing



Mariann Athanasopoulos
Administration



Michelina De Meo
Administration



Brittney Campain
Director of First Impressions



Thami Petrini
Administration



Fiona Geng
Administration



Eagleheart Bird
Administration

Suburb Feature Magill

Market Update

JANUARY

Last month Magill had 34 properties available for rent and 13 properties for sale. Median property prices over the last year range from \$1,280,000 for houses to \$720,000 for units. If you are looking for an investment property, consider houses in Magill rent out for \$695 PW with an annual rental yield of 2.9% and units rent for \$520 PW with a rental yield of 3.7%. Magill has seen an annual compound growth rate of 16.6% for houses and 21.1% for units.

193

HOUSES SOLD
PAST 12 MONTHS

\$1,280,000

MEDIAN
HOUSE PRICE

IMAGE: Murray Park House, Adelaide Uni - Magill Campus



LJ Hooker Adelaide Metro

Market Performance

6 MONTHS


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

4,256

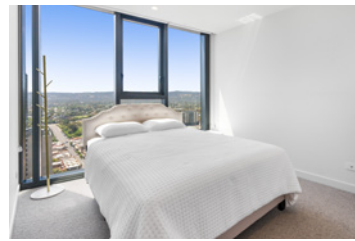
BUYER ENQUIRIES
ON REA

5,778

RENT ENQUIRIES
ON REA



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





3106/17 Austin Street, Adelaide

Luxury Lifestyle Living

FOR SALE
\$1,250,000

AGENTS
Troy Tyndall
0401 661 997

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.

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(08) 8362 8008
RLA 61345 | 282965 | 231015

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16 Old Norton Summit Road, Auldana

Elevated Luxury Residence on 24,300sqm

5 3 2

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

FOR SALE
Contact Agent

AGENTS
Troy Tyndall
0401 661 997

Julian Rullo
0407 846 417

AGENCY
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current opens

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1 & 2/13 Julian Street, Christie Downs

Rare Jewel in Julian Street

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

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

Lot 741: 405m²* with 10m frontage*
Lot 742: 406m²* with 9.3m frontage*

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

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

FOR SALE
Contact agent

AGENTS
Luke Mitchell
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7A Scott Avenue, Flinders Park

Effortless Modern Living in a Prime Location

4 2 2

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

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

FOR SALE

AGENTS

Julian Rullo
0407 846 417

George De Vizio
0412 392 158

AGENCY

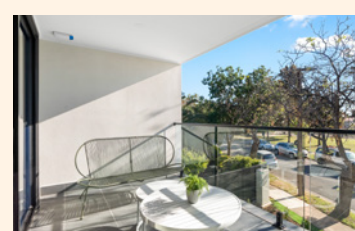
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7B Scott Avenue, Flinders Park

Where Style, Comfort and Convenience Come Together

4 2 2 225.0sqm approx

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

FOR SALE

Contact agent

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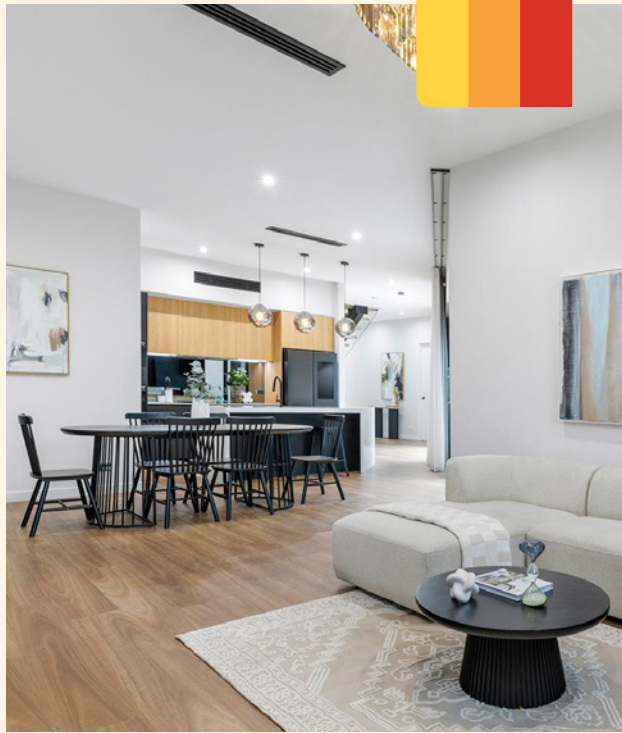
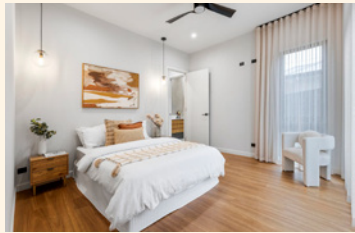
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16A Birdwood Road, Greenacres

Refined Luxury & Bespoke Family Living

4 2 2

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

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

FOR SALE
\$1.58m - \$1.7m

AGENTS

Luke Mitchell
0411 703 055

Claude Buccella
0419 394 110

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108 Barracks Road, Hope Valley

A Meticulous Home Where the Views Belong on a Canvas

3 1 4

Tucked away in a quiet, picturesque tree-lined street, this beautiful double brick home has been lovingly maintained for over 40 years. Set on an impressive 700m2, it boasts one of the most tranquil and inspirational garden settings seen in Hope Valley in many years. Ideally positioned alongside stunning national recreational parks, and just eight minutes from Westfield Tea Tree Plaza and three minutes from Hope Valley Shopping Centre, this home offers the perfect balance of lifestyle and convenience.

Council \$526.54 pq approx.
Water \$82.30 pq approx.
Sewer \$115.05 approx.
Zone GN - General Neighbourhood

FOR SALE
Best Offer By 30 Jan at 1pm

AGENT

Greg Nicholls
0478 131 807

AGENCY

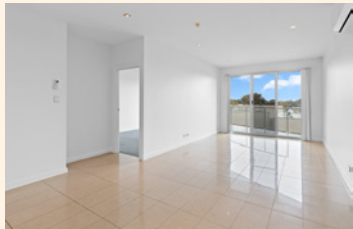
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309/20-24 Metro Parade, Mawson Lakes

Modern, Low-Maintenance Living with a Scenic Lifestyle

2 2 1

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

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

FOR SALE
Contact agent

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The Difference



The difference between making a sale and selling with confidence.

Scan the QR to book an appraisal today





49 Osborne Road, North Haven

Coastal opportunity with options.

3 1 1

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

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

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

AUCTION

Saturday 7th Feb at 11:00am

AGENTS

Troy Tyndall
0401661997

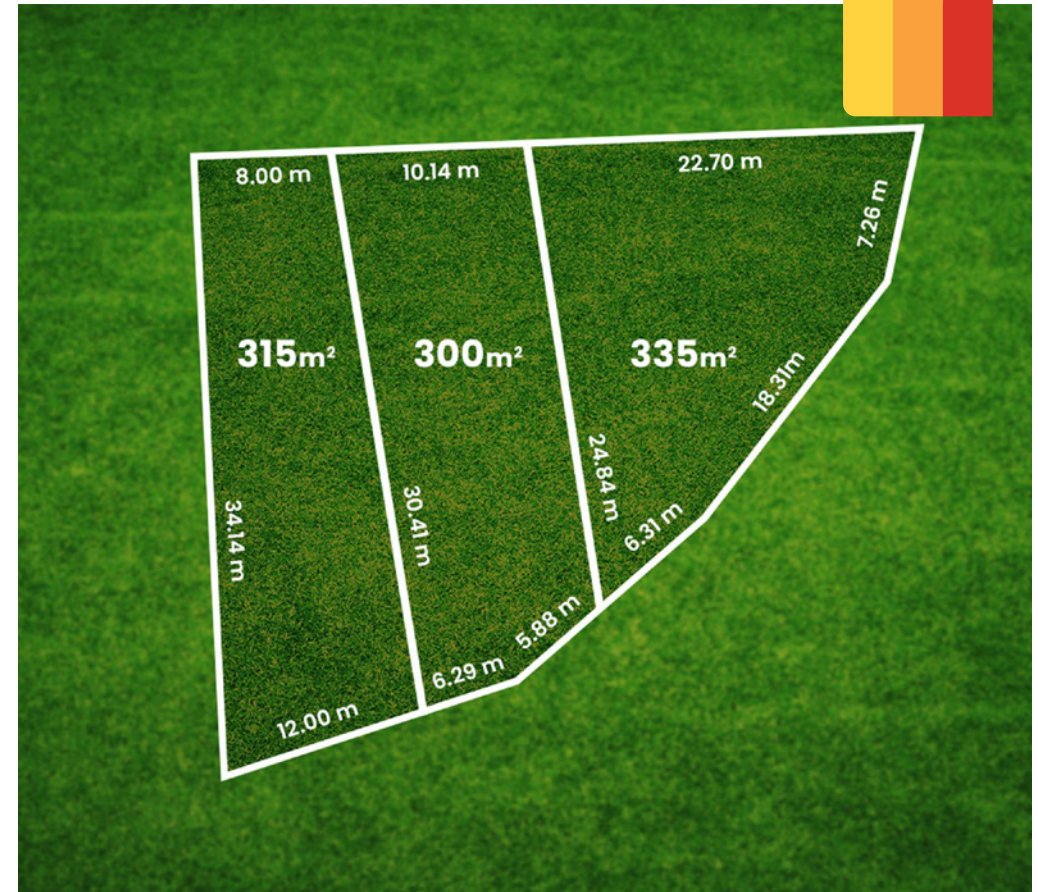
Julian Rullo
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1, 2 & 3/3 Pauline Drive, Surrey Downs

Rare Release with Generous Frontages!

Build new in the Heights zone

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

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

FOR SALE

Contact Agent

AGENTS

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0411 703 055

Claude Buccella
0419 394 110

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8 Magnolia Road, Reynella

Room To Grow & Space To Live

4 2 3

This classic four-bedroom home offers two living areas, a well-kept timber kitchen and plenty of space for everyone.

All bedrooms feature built-in robes, with the master offering an ensuite.

Outdoors, enjoy a large verandah perfect for entertaining, lush yard for kids or pets and a large shed.

With undercover parking for two cars plus extra space for the boat or caravan, it's made for easy family living.

Just Sold

AGENT

Luke Mitchell
0411 703 055

AGENCY

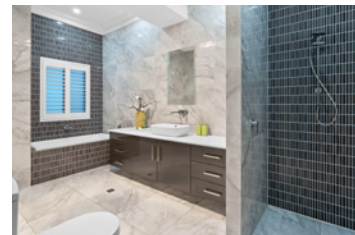
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32 Shakespeare Avenue, Tranmere

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

AGENCY

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102 & 103/13 Tarpeena Avenue, Windsor Gardens

Two High Quality Dream Home Packages!

Your dream home awaits!

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

Two beautifully designed 4 bedroom, 2 bathroom, 1 car homes on 288m² & 290m² of land.

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

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

FOR SALE
Contact Agent

AGENTS
Luke Mitchell
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AGENCY
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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

\$600

MEDIAN RENTAL
PRICE



Recently Leased

ADDRESS	B	B	C	AGENT	WEEKLY LEASED PRICE	LEASED ON
38D Scott Street, Glynde	2	1	1	Jackson Dodwell	\$730	14 Jan
7 Hastings Lane, Lightsview	4	2	1	Tony Tang	\$850	14 Jan
1 / 59-61 Coorara Avenue, Payneham South	3	2	1	Jiawen Gao	\$530	12 Jan
2 / 64A Second Avenue, St Peters	3	2		Keith Brown	\$570	12 Jan
27 Gwynne Street, Firle	2	1	1	Jackson Dodwell	\$550	8 Jan
3 / 30 Shelley Street, Firle	2	1	1	Keith Brown	\$490	8 Jan
7 / 62 - 64 Marden Road, Marden	2	1	2	Jiawen Gao	\$465	8 Jan
1 Franklin Court, Paradise	3	1	1	Matthew Panozzo	\$720	8 Jan
8 Hammond Avenue, Brahma Lodge	4	2	2	Tony Tang	\$550	7 Jan
19 Scott Street, Sefton Park	2	1	1	Jiawen Gao	\$595	6 Jan
7 Cowra Avenue, Gilles Plains	3	2	1	Jessica Dimasi	\$650	6 Jan
9 / 1 Raymond Walk, Toorak Gardens	3	1	1	Jackson Dodwell	\$600	5 Jan
4 / 65 Bagster Road, Salisbury North	3	1	1	Matthew Panozzo	\$450	5 Jan
14 Eton Avenue, Magill	1	1	1	Jiawen Gao	\$690	5 Jan
25b Gilbert Street, Newton	3	1	1	Matthew Panozzo	\$550	5 Jan



OUR RENTAL AVAILABILITY
CAN CHANGE QUICKLY!
SCAN HERE FOR OUR
LATEST RENTALS OR VISIT

STPETERS.LJHOOKER.COM.AU/RENTING





Need to move but unsure how?

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

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

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



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making a sale and selling
with confidence.**

Scan the QR to book an appraisal today



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property appraisal today
and discover the difference

