






313 Portrush Road, Norwood

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High-Profile Corner Offices | Secure Off-Street Parking | Residential Upside

Auction Location: on site

Commanding a prized blue-chip corner in one of Norwood's most tightly held precincts, this distinguished circa 1910 single-storey villa delivers a rare combination of profile, flexibility and future potential.

Positioned moments from The Parade and only minutes to the Adelaide CBD, these renovated premises offer a premium Eastern suburbs address with exceptional exposure and seamless access to cafés, retail, transport and lifestyle amenities.

Set on approximately 422sqm with valuable dual street access, the property blends timeless character - soaring ceilings, leadlight windows and original fireplaces - with modern comfort and infrastructure. Currently configured for professional use, the layout has comfortably accommodated multiple consulting rooms while retaining the scale and elegance ideal for residential conversion.

Notably, a Development Application approved in October 2025

FOR SALE

Sold by Janine Bergin LJ Hooker
Kensington | Unley

AGENTS

Janine Bergin
0417 893 453
jbergin@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



provides change-of-use approval from office to dwelling (valid for 24 months), offering a compelling pathway to create a refined private residence, subject to final consents.

The flexible floorplan comprises four consulting rooms, a meeting or conference room, welcoming reception with lobby, and bathroom facilities with two toilets. Secure off-street parking is accessed via Cypress Street with direct entry to reception. Vacant possession ensures immediate occupation or leasing.

Key Features

- Original fireplaces in the front four consulting rooms
- Polished timber floors in reception, hall and office 1, with carpet in other offices
- Magnetite double-glazed windows for enhanced acoustic and thermal comfort
- Kitchenette with fridge and sink discreetly positioned behind sliding doors in the meeting/conference room
- Ducted reverse-cycle air conditioning complemented by split-system unit in office 4
- Air-conditioned storage room with NBN connection and Ethernet hub, plus original cellar
- Gigabit Ethernet cabling with multiple Ethernet ports and power points in each office
- 9.62kW solar system, installed November 2021
- Fully automated watering system for both front and rear gardens
- Development Application approved (October 2025) for change of use from office to dwelling, valid for 24 months (Building Consent and Development Approval still required)

Whether retained as a high-exposure professional base, reimagined as a private residence, or adapted to a flexible live-work environment, this is a tightly-held Norwood offering defined by certainty, versatility and long-term appeal.

Please note: GST will be applicable on the sale of this commercial property.

AUCTION: Friday 20 February at 12:30pm, on site

CT: Volume 5143 Folio 827

Council: Norwood Payneham St Peters

Council Rates: \$2,261.05 per annum (approx.)

Water Rates: \$310.55 per quarter (approx.)

Land Size: 422 square metres (approx.)

Year Built: 1910 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps/l/6TVAArrA32z8>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

MORE DETAILS

Property ID	61MSFDJ
Property Type	House
House Size	322 m2
Land Area	422 m2
Including	Air Conditioning Fire Place Floorboards

Janine Bergin 0417 893 453

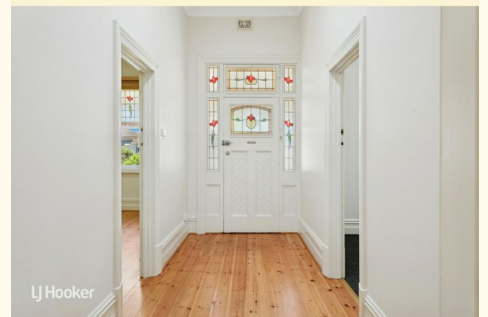
Sales Consultant | jbergin@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au



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