

Property Frequently Asked Questions

313 Portrush Road, Norwood SA 5067

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| Title (Strata, Community, Torrens) | Torrens Title |
| Zoning | Currently zoned Commercial -Office - Business Neighbourhood (See Development Potential note below) |
| Year built | 1910 |
| Land size & Street Frontage | Land size: Approx. 422 sqm Street frontage: Approx. 15m Side street: Approx. 30m |
| Orientation | East facing |
| Heating & Cooling Type | Ducted reverse cycle Samsung air conditioning system (installed February 2023) complemented with Mitsubishi split system in office 4 |
| Solar Details | The 9.62 kWh solar system, installed in November 2021, contains 26 x 370-watt Jinko solar panels with a GoodWe MS GW8500-MS 8.5 kW solar inverter. |
| Ceiling Heights | 3.4m (approx) |
| Roof construction | Colorbond, installed November 1999 |
| Insulation (ceiling and walls) | Double-brick walls, with ceiling insulation batts. |
| Security system | Upgraded January 2025, monitored by SA Security Monitoring |
| Hot water system | Rheem electric hot water service (50 Ltr, installed May 2022) |
| Flooring type in each room | Pine floorboards throughout entry hallway, reception and Office 1. Carpet in Office 2, 3 and 4 Floorboards in Conference/Meeting Room Carpet in storage room |
| Included in Sale | Fridge located in kitchenette |
| Electrical | Property was rewired about 2010 |
| Off Street Parking | Secure off street parking off Cypress Street with automatic gate and separate pedestrian gate. |
| Development Potential | Development Application for change of use from an office to a dwelling was granted on 27 October 2025 (valid for 24 months). Building and development approval is still required. Please refer to the Form 1s or contact Council for further information. |

Lifestyle and Amenities

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| School Zone and Closest Schools | Marryatville Primary School - 1.1km Marryatville High School - 800m Loreto College - 500m Pembroke School - 1.3km St Ignatius Junior School - 450m Mary McKillop College - 450m |
| Closest Coffee Shop and Restaurant | Robin Hood Hotel - directly across Cypress St An abundance of cafes and restaurants along the Parade and Kensington Road |
| Closest Supermarket | Coles Norwood - 900m Norwood Foodland - 1.1km Woolworths Marryatville - 1.2km |
| Distance to Public Transport | Bus Stop Portrush Road West - approx. 80m Bus Stop Portrush Road East - approx. 120m Buses also along Kensington Road and The Parade |

Please make your own enquiries to confirm the accuracy of the information contained herewith. This information is a guide only. Neither the Vendors nor the Agent accept any liability for any inaccuracies.

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