

Property Frequently Asked Questions

313 Portrush Road, Norwood SA 5067

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

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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