

313 Portrush Rd, Norwood, SA 5067

Sold - 20/02/2026

House 4 1 1



High-Profile Corner Offices | Secure Off-Street Parking | Re

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 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

Listed By

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Open for Inspection

By Appointment.

