



229 Rundle Street

ADELAIDE SA 5000

East End Excellence, A Rare Rundle Street Offering

BEST OFFERS BY

Friday 13 November 2026, 4pm (ACDT)

JOINT SELLING AGENTS

RWC Adelaide · LJ Hooker Commercial Adelaide

INTRODUCTION

A rare foothold on Adelaide's premier high street.

RWC Adelaide, in conjunction with LJ Hooker Commercial Adelaide, is pleased to present 229 Rundle Street, Adelaide to the market.

Occupying a prominent position along Adelaide's premier high street, this mixed-use asset represents a rare opportunity to secure a foothold in one of the CBD's most vibrant and tightly held retail precincts.

The ground floor comprises an attractive retail tenancy offering significant appeal to quality commercial occupiers, while the first floor residential accommodation provides a complementary income stream, delivering a diversified investment within an established CBD location.

Both tenancies have undergone comprehensive restoration and redevelopment, designed by Studio Nine Architects, delivering a high-quality outcome that sensitively blends the property's heritage character with contemporary functionality.



AT A GLANCE

Property Summary

236 sqm* TOTAL GLA	2 TENANCIES	141 sqm* SITE AREA
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Address	229 Rundle Street, Adelaide SA 5000
Title reference	CT 6174/455 (fee simple), together with a 1/2 share in CT 6174/454 and CT 6174/456
Zoning	City Main Street Zone / Rundle Street Subzone
Site area	141 sqm*
Total gross lettable area	236 sqm*
Ground floor	120 sqm* commercial / retail tenancy
First floor	116 sqm* residential · four bedrooms, two bathrooms
Ancillary areas	Common area 8 sqm* · Verandah 9 sqm* · Balcony 7 sqm*
Residential income	\$57,200 per annum
Method of sale	Best Offers by Friday 13 November 2026, 4pm (ACDT)

*Approximate.



THE RETAIL TENANCY

Ground floor street-front retail of 120 sqm*

An attractive, fully restored retail tenancy with direct Rundle Street frontage, offering significant appeal to quality commercial occupiers seeking a presence in the East End.

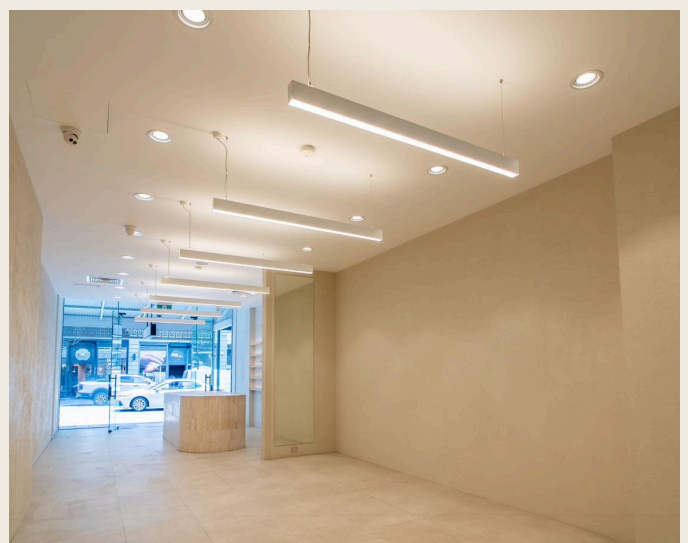
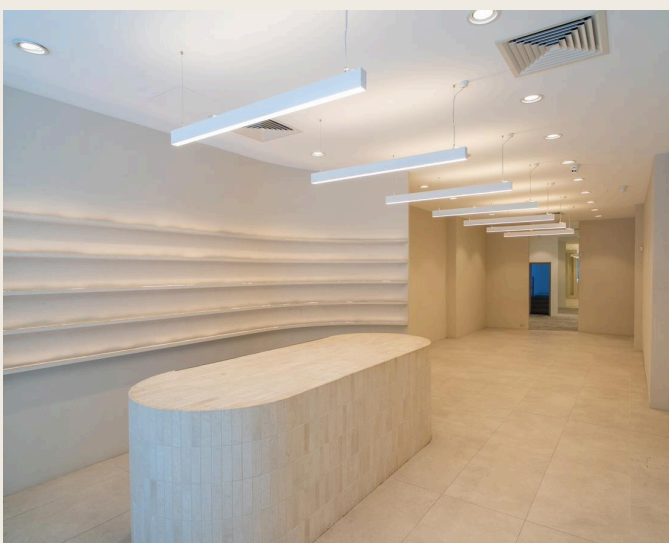
Approx. 120 sqm* lettable area

Glazed shopfront beneath a street verandah

Deep, open-plan main floor plate

Rear back-of-house room and amenities

Designed by Studio Nine Architects





THE RESIDENTIAL TENANCY

**Four bedrooms,
two bathrooms,
\$57,200 per annum**

The first floor residential accommodation provides a complementary income stream, sensitively restored to pair heritage character with contemporary living.

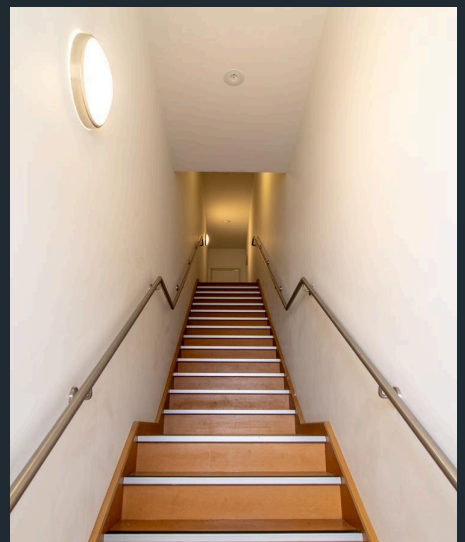
Approx. 116 sqm* residential tenancy

Four bedrooms and two bathrooms

Open-plan kitchen and living

Balcony of 7 sqm* to Rundle Street

Separate stair access

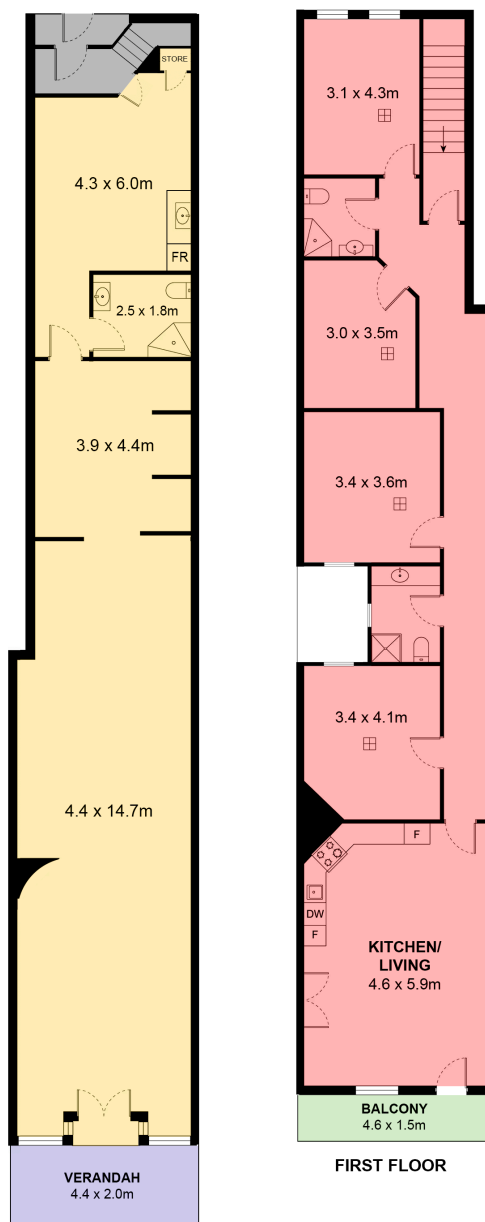


FLOOR PLAN

Two levels, 236 sqm* GLA

Ground floor 120 sqm*

First floor 116 sqm*



- Ground Floor (Commercial) - 120m²
- First Floor (Residential) - 116m²
- GROSS LETTABLE AREA - 236m²**
- Ground Floor Common Area - 8m²
- Ground Floor Verandah - 9m²
- First Floor Balcony - 7m²

Measurements are approximate

229 Rundle Street, Adelaide SA 5000

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.



LOCATION

In the heart of Adelaide's East End

229 Rundle Street sits within the East End, the CBD's premier high-street retail and dining precinct. The street is anchored by national brands, established hospitality operators and boutique retail, and draws consistent foot traffic day and night.

The precinct is also home to the East End's nationally recognised events calendar, including the Adelaide Fringe.

WALKING DISTANCE TO

Rundle Mall retail core

Adelaide Botanic Garden & East Parklands

Lot Fourteen innovation precinct

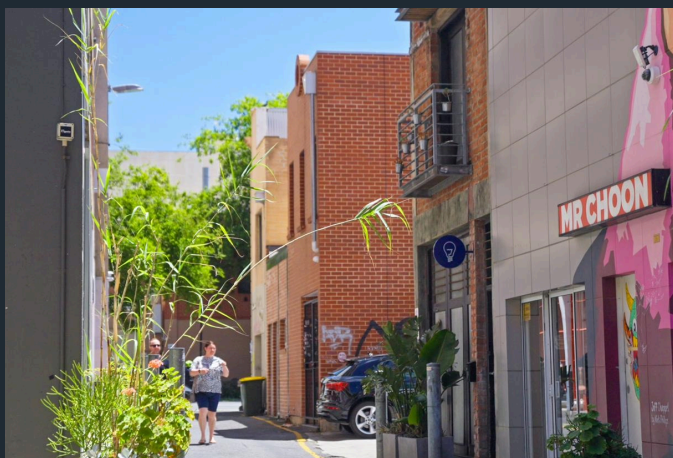
Adelaide University, City East

North Terrace cultural boulevard & tram

Adelaide Fringe & festival venues

THE PRECINCT

Vibrant, tightly held, unmistakably East End



Financial Summary

RESIDENTIAL INCOME OVERVIEW

TENANCY	AREA	USE	LEASE	EXPIRY	INCOME
First floor	116 sqm*	Residential, 4 bed / 2 bath	Gross, market rent reviews	26 Jan 2027	\$57,200 pa (\$1,100 pw)

All figures are estimates only, are subject to due diligence and do not constitute a representation or warranty.



Best Offers

BEST OFFERS BY

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Inspections

Inspections of the property by prospective purchasers and their consultants are strictly by appointment, out of respect for the occupants, and can be arranged through the joint selling agents.

Electronic data room

An electronic data room has been established to provide due diligence information. Access is provided on acceptance of the data room protocol and execution of a confidentiality agreement. Please contact the joint selling agents to arrange access.

Changes to the process

The vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale, to modify or add any terms and conditions to the proposed contract or process, and to accept or reject any offer.

Submissions

Best offers must be submitted in writing to the joint selling agents and should clearly address, at a minimum:

- Nominated purchaser or entity
- Offer price
- Funding requirements
- Due diligence completed and required
- Board and other approval processes
- Capacity to complete and source of capital
- Any other conditions, including FIRB approval
- Timing of deposit and balance of purchase price

CONTACT

Joint Selling Agents

For further information, inspection arrangements or data room access, please contact the team at RWC Adelaide or LJ Hooker Commercial Adelaide.

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Disclaimer. This Information Memorandum has been prepared by RWC Adelaide and LJ Hooker Commercial Adelaide (the Agents) solely to assist prospective purchasers in deciding whether to investigate the property further. It does not constitute an offer or contract. Information, including areas, income and outgoings, has been obtained from sources believed to be reliable; however, neither the Agents nor the vendor warrant its accuracy or completeness, and they accept no liability for any loss arising from reliance on it. Prospective purchasers must make their own enquiries and obtain independent legal, financial and taxation advice. Areas and figures marked * are approximate.