

Residential parks in South Australia



The list below is a guide only. Catalyst Foundation (including Seniors Information Service) does not endorse any particular residential park operator.

These are sites operated under the South Australia Residential Parks Act 2007 (amended in August 2019). The Act applies to all agreements which give a person (*a resident*) a right to occupy a dwelling (*whether or not it is owned by the resident*) in a residential park as their principal place of residence for 60 days or longer.

This list includes:

- dedicated residential parks with dwellings owned by the residents (but not those where only a powered site is provided for caravan/mobile home owners)
- mixed-use parks (residential and tourist/holiday) where it is possible to rent a dwelling.

See also Catalyst Foundation's fact sheet [Residential Parks Housing](#).

Dedicated residential parks (manufactured homes, permanent residence)

In these parks short-term / holiday accommodation arrangements are not available. They are also referred to as land lease communities.

Site name	Alexandrina Cove Lifestyle Village
Organisation	Coorong Quays
Address	Cnr Princes Royal Parade and Vesta Drive, Hindmarsh Island SA 5214
Tel. / contact	(08) 8555 7300
Email	admin@coorongquays.com.au
Web	https://coorongquays.com.au/alexandrina-cove
Notes / features	Resident-owned houses. Minimum age 50 years. Pets allowed. Co-located with retirement village of the same name.
Updated	25 May 2021

Site name	Beachside Village Estate
Address	157 Williss Drive, Normanville SA 5204
Tel. / contact	Sales through real estate agents.
Email	admin@beachside.com.au
Notes / features	Resident-owned houses. Minimum age 50 years. Co-located with Beachside Holiday Park.
Updated	28 November 2023 (with information from SA Government register and real estate agents' websites)

Site name	Best Life Playford Waters
Organisation	Best Life Playford Pty Ltd
Address	60 Strathaird Boulevard, Smithfield SA 5114
Tel. / contact	0458 966 812 (Kate Robinson)
Web	https://bestlifecommunities.com.au/
Notes / features	Resident-owned houses. Minimum age 50 years. Close to shopping centre, public transport. Community centre, library, activities room, bbq area, gym etc.
Updated	1 Nov 2023 (based on telephone contact and website information)

Site name	Best Life Victor Harbor
Organisation	Best Life Canterbury Pty Ltd
Address	97 – 107 Canterbury Road, Victor Harbor SA 5211
Tel. / contact	0458 966 812 (Kate Robinson)
Web	https://bestlifecommunities.com.au/
Notes / features	Resident-owned houses. Minimum age 50 years. Close to shopping centre, public transport. Community centre, library, activities room, bbq area, gym, tennis court, caravan and boat parking, etc.
Updated	1 Nov 2023 (based on telephone contact and website information)

Site name	Hillier Park
Organisation	Pandora Lifestyle Villages
Address	36 Hillier Road, Hillier SA 5116
Tel. / contact	(08) 8522 2511 (Jo Farrelly, Community Manager)
Email	hillier@pandoralv.com.au
Web	www.hillierpark.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age 50 years. Recreation facilities and resident-operated social club. Pets allowed on limited sites, contact management for more information.
Updated	22 December 2021

Site name	Lakeside Goolwa
Organisation	Goolwa Lifestyle Village Pty Ltd
Address	1 & 2 Banfield Road, Goolwa North SA 5214

Tel. / contact	(08) 8555 2737 (Fiona Sanders, Village Manager)
Email	fiona@lakesidegoolwa.com.au , andy@lakesidegoolwa.com.au
Web	http://lakesidegoolwa.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age 50 years. Includes indoor swimming pool, marina and boat ramp, community centre, etc. Pets on approval.
Updated	16 November 2020

Site name	Living Choice Mount Barker (currently being developed)
Organisation	Living Choice Australia Pty Ltd
Address	9 Greenheart Circuit, Mount Barker SA
Tel. / contact	1300 584 242 (Katherine Stacey, Regional Manager)
Email	sales@livingchoice.com.au
Web	www.livingchoicemountbarker.com.au
Notes / features	The entire park will operate under the Residential Parks Act. 215 resident-owned manufactured houses. Country club, recreation centre, indoor heated pool, gymnasium, surround sound cinema, auditorium, library, kitchen and bar area, art and craft studio, function room. Outdoor facilities: yoga and Tai Chi lawns, bocce court, pickleball courts and BBQ area. Limited caravan storage. Minimum age 50 years. Pets on approval.
Updated	7 August 2023

Site name	Moonta Bay Lifestyle Estate
Organisation	Gannon Lifestyle Communities
Address	Willard Street Moonta Bay SA 5558
Tel. / contact	(08) 8825 3716; 0477 400 323 (Sue)
Email	sueb@gannongroup.com.au
Web	https://www.moontabaylifestyle.com.au/
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Boat or caravan storage on the resident's block. Clubhouse. Minimum age 50 years. Pets on approval.
Updated	10 January 2022

Site name	Northern Community Residential Village
Address	50 Andrews Road, Penfield SA 5121
Tel. /contact	(08) 8255 2229
Email	info@ncrv.com.au ; sales@ncrv.com.au
Web	www.ncrv.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age 50 years. Eligibility determined upon interview with the general manager. Community hall, active social club, library, village bus to the shops 3 times a week, secure living boom gated community. No pets.
Updated	29 December 2021

Site name	Rosetta Victor Harbor
Organisation	Hometown Australia Communities
Address	1-27 Maude Street, Victor Harbor SA 5211
Tel.	(08) 6223 0425
Email	rosetta@hometownaustralia.com.au
Web	https://hometownaustralia.com.au/sa/fleurieu-peninsula/rosetta-victor-harbor
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age 50 years (and retired from full-time work). Pets on approval in some sections; some pet-free areas.
Updated	29 November 2023

Site name	SeaChange Goolwa
Organisation	Hometown Australia Communities
Address	24 Gardiner Street, Goolwa SA 5214
Tel.	(08) 6336 9969
Email	seachange@hometownaustralia.com.au
Web	https://hometownaustralia.com.au/sa/fleurieu-peninsula/seachange-goolwa
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age 50 years (and retired from full-time work). Pets on approval.
Updated	29 November 2023

Site name	The Palms Residential Park
Organisation	Pandora Lifestyle Villages
Address	61 Supple Road, Waterloo Corner SA 5110
Tel.	(08) 8380 9358
Email	palms@pandoralv.com.au
Web	www.thepalmsresidentialpark.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses and park-owned houses and cabins rented to residents. Minimum age 50 years. No pets. Community hall and facilities.
Updated	22 December 2021

Site name	Virginia Residential Park
Organisation	Edwards Group
Address	556 King Road (off Port Wakefield Road), Virginia SA 5120
Tel.	(08) 8380 9009 (Roslyn and Gary)
Email	stay@virginiaresidential.com.au
Web	www.virginiaresidential.com.au
Notes / features	The entire park operates under the Residential Parks Act. Permanent sites for resident-owned vans and mobile homes or resident-owned homes built on site. No minimum age but mostly for over 50s. Swimming pool available to residents only. Pets not allowed. Minimum 3 months' stay.
Updated:	24 December 2021

Site name	Waikerie Lifestyle Village
Address	49 Peake Terrace, Waikerie SA 5330
Tel.	1300 435 094
Web	www.waikerielifestylevillage.com.au
Notes / features	Resident-owned houses. Minimum age 55 years. Pets on approval.
Updated	2 November 2023 based on organisation's website

Mixed use parks

In these parks short-term / holiday accommodation arrangements are also available.

Site name	Gawler Gateway Tourist Park
Address	3134 Main North Road, Evanston South SA 5116
Tel. / contact	(08) 8254 6699 (Kelly Faast, Owner / Manager)
Email	gawlergatewaytouristpark@gmail.com , stay@gawlergateway.com.au
Web	www.gawlergatewaytouristpark.com.au/location.html
Notes / features	Mixed use (residential and tourist / holiday). Park-owned cabins and caravans available for long term rental. No minimum age. No pets allowed
Updated	25 November 2023

Site name	Sturt River Park
Address	51 Brookside Road, Darlington SA 5047
Tel. / contact	(08) 8296 1113
Email	office@sturtriverpark.com.au
Web	www.sturtriverpark.com.au
Notes / features	Long term residential accommodation available in the park's on-site caravan (small, medium and large). Short-term stay available in cabins.
Updated	28 November 2023 (with information from the website)

Site name	Woodcroft Park
Address	306 Bains Road, Woodcroft SA 5162
Tel. / contact	(08) 8325 1233 (Corinne and Michael Brown, Managers)
Email	office@woodcroftpark.com.au
Web	www.woodcroftpark.com.au
Notes / features	Mixed use park: residential (operating under the Residential Parks Act) and tourist /short term). Permanent sites include resident-owned houses, park-owned houses and caravan sites rented to residents. Free under cover barbeque, children's playground, and guest laundry on site. No minimum age. Pets not allowed.
Updated:	27 November 2023

For further information on any of the parks listed above contact the operators directly. If you have questions about this list contact Catalyst Foundation, information@catalystfoundation.com.au, (08) 8168 8776.

Residential parks in South Australia



To check all sites operating across the state under the Residential Parks Act see the South Australian Government Consumer and Business Services' Residential Parks Register at <https://secure.cbs.sa.gov.au/BND/RPR/>. Besides the types of parks covered on this list the register also includes parks where the resident can live in his/her own caravan renting a powered site from the park operator. However, no distinction is specified between the park subtypes and the register is arranged in alphabetical order only. Keyword search is also available.

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