

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 homeowners).
- 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	Aspen Lifestyle Alexandrina Cove
Organisation	Aspen Lifestyle
Address	71 Vesta Drive, Hindmarsh Island SA 5214
Tel. / contact	(08) 8555 7300 or 0478 810 311 (Samantha Priest, Property Manager)
Email	manager@coorongquays.com.au
Web	https://aspengroup.com.au/aspengroup/properties/lifestyle/alexandrina-cove-lifestyle-village/
Notes / features	Resident-owned houses. Minimum age 50 years. Pets are allowed. Co-located with retirement village of the same name. Enjoy access to a range of common facilities, including a pool table and table tennis, bowls and bocce court, tennis court and golf area, community library, gym, media room and more.
Updated	15 November 2024

Site name	Aspen Lifestyle Strathalbyn
Organisation	Aspen Lifestyle
Address	29 Parker Avenue, Strathalbyn SA 5255
Tel. / contact	0491 985 097
Email	manager@aspenstrathalbyn.com.au
Web	https://aspengroup.com.au/aspens-properties/lifestyle/lewis-fields/
Notes / features	Resident-owned houses. Minimum age 50 years. Pets are welcomed upon approval. Enjoy access to a range of common facilities, including a fully equipped gym, billiard table, communal garden, covered BBQ area, bocce court, community library and more.
Updated	22 January 2025

Site name	Beachside Village Estate
Address	157 Williss Drive, Normanville SA 5204
Tel. / contact	Sales through real estate agents
Email	admin@beachside.com.au
Web	https://www.beachside.com.au
Notes / features	Resident-owned houses. Minimum age requirement is 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	60A Strathaird Boulevard, Smithfield SA 5114
Tel. / contact	0458 966 812 (Kate Robinson, Sales & Marketing Manager)
Email	kate@ptbestlife.com.au
Web	www.bestlifecommunities.com.au
Notes / features	Resident-owned homes with a minimum age requirement of 50 years. Located near shopping centres and public transport. Enjoy access to a range of common facilities, including a community centre, library, activity room, BBQ area, bowling and bocce courts, gym, and more.
Updated	29 November 2024

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, Sales & Marketing Manager)
Web	www.bestlifecommunities.com.au
Notes / features	Resident-owned homes with a minimum age requirement of 50 years. Located near shopping centres, public transport and the beach. Enjoy access to a range of common facilities, including a community centre, library, activity room, BBQ area, pool table, bowling and bocce courts, tennis court, gym, caravan and boat parking and more.
Updated	29 November 2024

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	https://www.hillierpark.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age requirement is 50 years. Recreation facilities and resident-operated social club. Pets are allowed on limited sites, contact management for more information.
Updated	12 December 2024

Site name	Lakeside Goolwa
Organisation	Goolwa Lifestyle Village Pty Ltd
Address	1 Banfield Road, Goolwa North SA 5214
Tel. / contact	(08) 8555 2737 or 0411 424 762 (Fiona Sanders, Village Manager)
Email	fiona@lakesidegoolwa.com.au
Web	https://www.lakesidegoolwa.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age requirement is 50 years. Enjoy access to a range of common facilities, including an indoor swimming pool, gym, bowling and bocce courts, community centre, and gardens. Pets are allowed upon approval.
Updated	29 November 2024

Site name	Living Choice Mount Barker (currently being developed)
Organisation	Living Choice Australia Pty Ltd
Address	9 Greenheart Circuit, Mount Barker SA
Tel. / contact	(08) 7320 3639 or 0403 712 107 (Katherine Stacey, SA Regional Manager)
Email	kstacey@livingchoice.com.au
Web	https://www.livingchoicemountbarker.com.au
Notes / features	The entire park will operate under the Residential Parks Act. 215 resident-owned manufactured houses. Minimum age requirement is 50 years. Enjoy access to a wide range of common facilities, including country club, recreation centre, indoor heated pool, gymnasium, cinema, auditorium, library, bar, art and craft studio and function room, yoga and Tai Chi lawns, bocce court, pickleball courts and BBQ area. Limited caravan storage. Pets are allowed upon approval.
Updated	29 November 2024

Site name	Moonta Bay Lifestyle Estate
Organisation	Gannon Lifestyle Communities
Address	150 Rossiters Road, Moonta Bay SA 5558
Tel. / contact	(08) 8825 3716 or 0477 400 323 (Sue Barke, Sales Manager)
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. Minimum age requirement is 50 years. Enjoy access to a range of common facilities, including a BBQ area, indoor swimming pool, gym, wellness meeting room, cinema, bar, pool table, and more. Boat or caravan storage is available on the resident's block. Pets are allowed upon approval.
Updated	29 November 2024

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	https://www.ncrv.com.au
Notes / features	The entire park operates under the Residential Parks Act. Resident-owned houses. Minimum age requirement is 50 years. Eligibility determined upon interview with the General Manager. Enjoy access to a range of common facilities, including a community hall, active social club, library, village bus to the shops (3 times a week), BBQ area, garden, and more. No pets are allowed.
Updated	29 December 2021

Site name	Rosetta Victor Harbor
Organisation	Hometown Australia Communities
Address	1/27 Maude Street, Victor Harbor SA 5211
Tel. / contact	(08) 7082 5848 Lisa Fyfe (Community Manager)
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 requirement is 50 years (and retired from full-time work). Pets are allowed upon approval in some sections; some pet-free areas.
Updated	12 December 2024

Site name	Seachange Goolwa
Organisation	Hometown Australia Communities
Address	24 Gardiner Street, Goolwa SA 5214
Tel. / contact	(08) 7082 5845 Kerry Lange (Community Manager)
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 requirement is 50 years (and retired from full-time work). Pets are allowed upon approval.
Updated	29 November 2024

Site name	The Palms Residential Park
Organisation	Pandora Lifestyle Villages
Address	61 Supple Road, Waterloo Corner SA 5110
Tel. / contact	(08) 8380 9358
Email	palms@pandoralv.com.au
Web	https://www.thepalmsresidentialpark.com.au
Notes / features	The entire park operates under the Residential Parks Act. Minimum age requirement is 50 years. Resident-owned houses and park-owned houses and cabins rented to residents. Pets are not allowed. Enjoy access to a range of common facilities, including a community hall, swimming pool, billiard room, gym, community bus, and more.
Updated	29 November 2024

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

Site name	Waikerie Lifestyle Village
Organisation	Edwards Group of Companies
Address	49 Peake Terrace, Waikerie SA 5330
Tel.	1300 435 094
Email	info@waikerielifestylevillage.com.au
Web	https://www.waikerielifestylevillage.com.au
Notes / features	Resident-owned houses. Minimum age requirement is 50 years. Pets are allowed. Enjoy access to a range of common facilities, including a swimming pool, BBQ area, men's shed, gym, work shop, library, and more.
Updated	12 December 2024

Mixed-use parks

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

Please note, some parks have opted not to be included, while others may prefer not to be listed due to being fully booked. We will continue to update the list as information changes.

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	https://www.gawlergatewaytouristpark.com.au/
Notes / features	Mixed use (residential and tourist/holiday). Park-owned cabins and caravans available for long-term rental. No minimum age. Pets are allowed on approval. Enjoy access to a range of common facilities, including a swimming pool, library, BBQ area, and more.
Updated	6 December 2024

Site name	Woodcroft Park
Address	306 Bains Road, Woodcroft SA 5162
Tel. / contact	(08) 8325 1233 (Michael Brown, Manager)
Email	office@woodcroftpark.com.au
Web	https://www.woodcroftpark.com.au
Notes / features	Mixed use park: residential (operating under the Residential Parks Act) and tourist /short term). No minimum age. Permanent sites include resident-owned houses, park-owned houses and caravan sites rented to residents. Enjoy access to a range of common facilities, including a BBQ area, playground, and guest laundry on site. Pets are 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.

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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