



Make yourself at home

A house on the beach? Why not! Kangaroo Island has some of the nation's most affordable beachfront property. It comes in all sizes and styles, and that's just the beaches!

The settlements along the north coast from Kingscote to Stokes Bay offer calmer and warmer conditions.

Less than half an hour's drive from Kingscote you can access the north coast in places like Emu Bay and Bay of Shoals. Closer to Penneshaw are the beachside communities of Island Beach, Sapphire town, Baudin Beach and historic American River.

You might prefer the wild Southern Ocean in a settlement like D'Estrees Bay or Vivonne Bay.

The heartland of the Island offers lifestyle blocks and farms of various sizes, many with large tracts of remnant bush, and it's serviced by the township of Parndana.



Every facet of planning, designing and building your own home can be done successfully on Kangaroo Island, whether you want to move in after buying a home, or you're ready to build your dream home.

Once you have made up your mind to settle down, the Council will work to make you feel welcome and process your paperwork and approvals as swiftly as possible – one of the benefits of a smaller community can be the more direct access to people in the know.

Our Island takes its community seriously and is committed to residential builders, surveyors, civil and structural engineers, architects, lawyers and the many trades and services connected to new homes. Our real estate agencies know every nook and cranny on the Island and can easily connect you to your dream location, new home or commercial business premises.



Our redeveloped airport and regular ferry services will continue to stimulate population growth and visitation for this internationally renowned ecotourism hotspot. To meet anticipated demand, there is plenty of land suitable for new housing available for development in and around Kingscote, Penneshaw, American River and Emu Bay and the local council will continue to welcome new residents, providing support for new and existing homeowners – and for the people who will design and build their homes!

To ensure we can cater for every Islander's needs, in the short, medium- and long-term, a [housing advisory board](#) has been established with representatives with experience in public housing, the rental market, real estate, and social and community housing.

For those of us who have fallen in love with the Island, the maxim holds true: home is truly where the heart is.



“We have plenty of good quality land zoned for residential development in all townships, including Kingscote. As a council, we are committed to working with people wishing to build or renovate. Beyond the paperwork, important as that is - we look to facilitate relationships between planners, architects, real estate agents and builders to keep things moving and take the hassle out of making the Island home.”

Andrew Boardman, CEO Kangaroo Island Council

