

LANDMARK POSTCODE

5554

Harveys Engine House
Image courtesy of South Australia Tourism, Photographer Neale Winterun

LOCATION: Kadina
1½ hours drive northwest of Adelaide (148km)

POPULATION: 4,200

INDUSTRIES: Agriculture and fishing, retail, education, construction and tourism

CLIMATE: Mediterranean
Summer 30.5°C – 15.7°C
Winter 15.5°C – 5.7°C
Rainfall 388.6mm

Kadina is the largest town on South-Australia's picturesque Yorke Peninsula, and the capital of the Copper Coast.

This quiet, friendly town has the good fortune of being just a short drive from some of state's best holiday beaches and most popular fishing spots. But Kadina and its neighbours are fast becoming more than just a holiday destination.

Landmark's Julie Christie says people are realising that the Yorke Peninsula is a great place to live and work.

"It's affordable, close to Adelaide, and has a strong supportive community, full of country spirit," says Julie.

That lifestyle mix is attracting retirees, young families and even miners who work in the rich resource sector to the state's north.

As more people experience the charms of the peninsula's spectacular coastline, inland Kadina is enjoying a flow-on demand for its shopping, schools and government services. Target has approval for a new \$15 million building, and two office complexes are under construction.

Kadina's population is growing twice as fast as the state average and that looks set to continue.

Traditionally, Kadina has been an agricultural town servicing surrounding broad acre farms, but its early years can be traced back to the discovery of copper.

In the mid 1800s European settlers made a living grazing sheep. When a shepherd spotted copper ore in gravel thrown to the surface by burrowing wombats, the subsequent mining boom attracted huge numbers of Cornish miners. By 1875 there were 20,000 people in the district and most were of Cornish origin. That heritage lives on and Kadina and its neighbours Moonta and Wallaroo are collectively known as Australia's Little Cornwall.

These days most of the miners have gone and tourists and sea-changers have taken their place, creating growing demand for housing and holiday accommodation.

The biggest development is The Dunes at Port Hughes. The \$250 million residential and resort project will surround a Greg Norman golf course. It is being built in stages over 20 years, with stage one selling strongly.

At nearby Wallaroo, most of the 500 housing sites at the Copper Cove Marina have already been snapped up.

Tourism and construction are expected to be the big growth industries in coming years. Currently the region is experiencing a skills shortage in the building trades and Adelaide firms are filling about half the demand for workers.

Last year more than 200 new homes were built in the municipality and that growth is set to continue. Moonta's population, which is 3,800, is expected to be 16,000 within 20 years.

Julie says rural land is tightly held. Many families have farmed in the district for several generations.

Small rural lifestyle blocks are scarce although that is expected to change as the local council reviews its rural living policy.

"Holidaymakers and fishermen have had this place to themselves for years but it's being rediscovered and everyone can see what a fantastic corner of the world this is."

PROPERTY GUIDE:

Residential: New three bedroom home \$280,000

Larger acreage: Between \$2,000 and \$3,000 an acre