







52 Sky Royal Terrace, Burleigh Heads

Spacious Family Living with Flexibility, Privacy & Entertaining

Positioned in a friendly, elevated pocket of Burleigh Heads, this beautifully maintained, owner-built residence offers an exceptional combination of space, comfort and versatility. Ideal for families, couples or downsizers seeking room to spread out, the home delivers generous living areas, high ceilings, a huge entertainer's kitchen and multiple indoor-outdoor spaces to enjoy.

The heart of the home is the expansive open-plan living and dining area, featuring high ceilings, timber flooring and an oversized kitchen with stone benchtops and quality Miele appliances. Flowing seamlessly onto a large covered entertaining deck with peaceful hill views, it's the perfect setting for everyday living and gatherings with family and friends.

A separate media room provides valuable extra space for movie nights, a children's retreat or a quiet second living area.

Flexible accommodation is another standout feature. The fourth bedroom is privately positioned downstairs, making it ideal for

4 2 2

FOR SALE
Offers From $1,690,000

VIEW
Sat 14th Nov @ 10:00AM - 10:30AM

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teenagers, extended family, guests or those working from home. There is also potential to explore adding a small bathroom, with plumbing connection possibilities, and extending this area to create more self-contained accommodation, subject to approvals. This flexibility may appeal to buyers seeking additional space for a growing family or future rental potential.

Outside, the fully fenced backyard, manicured gardens and multiple entertaining areas offer a private, pet-friendly setting with room to enjoy as is or explore further enhancements, including a lap pool (STCA).

Lovingly cared for by the same family for 17 years, this is a home that combines established comfort with exciting possibilities for the future.

Property Highlights

- Four bedrooms, two bathrooms and a large double lock-up garage
- Expansive open-plan living and dining with high ceilings
- Spacious entertainer's kitchen with stone benchtops and Miele appliances
- Separate media room or additional living space
- Private downstairs bedroom/multi purpose room with potential for future guest accommodation
- Large covered entertaining deck with peaceful hill views
- Fully fenced, pet-friendly backyard and established gardens
- Timber flooring throughout the main living areas
- Split-system air conditioning and ceiling fans throughout
- 5kW solar system with 26 panels and a 5,000-litre rainwater tank
- EV wall charger and additional storage
- Enjoy the Burleigh Heads Lifestyle - 7 -10 minutes to Burleigh Beach

Conveniently located close to beaches, cafés, restaurants, shopping centres, parks and quality schools, the property offers a relaxed lifestyle with everyday amenities within easy reach.

700m - Wonga Park
3.9km - Treetops Plaza
4.5km - Stockland Burleigh Heads
4.3km - St Andrews Lutheran College
4.7km - Marymount College

Approximately 5-7 minutes by car to Burleigh Beach and the iconic Burleigh Headland

With the proposed expansion of light rail towards Burleigh Heads also on the horizon, the area continues to attract lifestyle-focused buyers.

A home with space to grow, room to entertain and flexibility for changing needs.

Contact Sharon Sams on 0467 651 456 for further information or to arrange your inspection.

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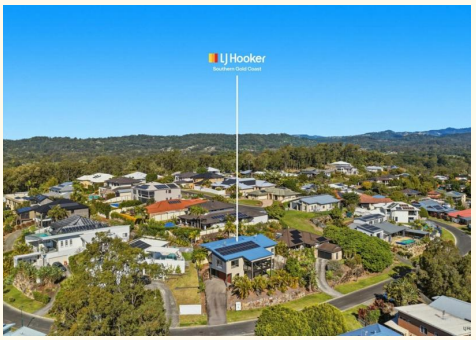
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MORE DETAILS

Property ID	1X3CF47
Property Type	House
House Size	236 m2
Land Area	698 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Water Tank







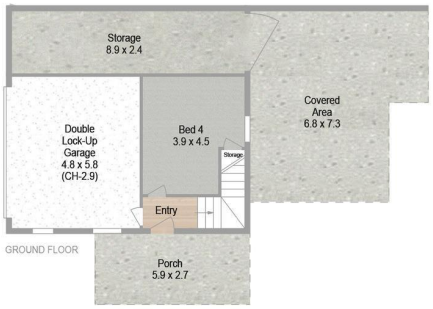




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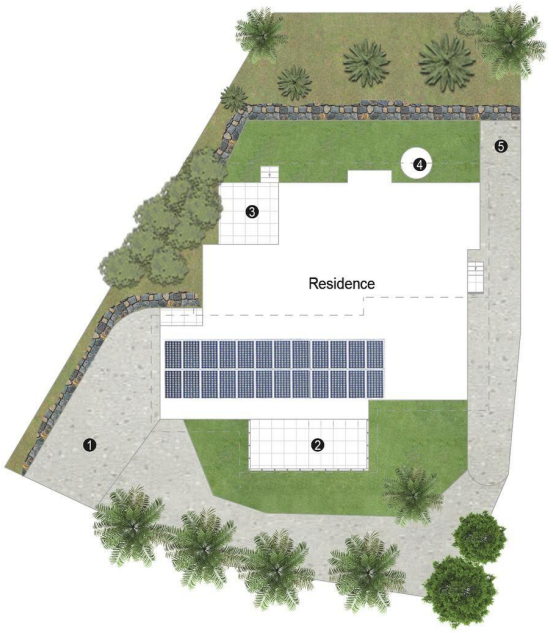
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SITE PLAN LEGEND

1. Driveway | 2. Balcony
3. Alfresco | 4. Water Tank
5. Drying Area



52 Sky Royal Terrace BURLEIGH HEADS

698m² | 4 Bed + Media | 2 Bath | 2 Car + Off-Street

Internal 236m² | External 74m² | Storage 21m² | Total 331m²

Ceiling Height 4.4m

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Sharon Sams
0467 651 456

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information.
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