




49/15 Aberdeen Street, Perth

2  1  1 

Elevated City Living with Secure Rental Income

Discover the perfect blend of style, convenience, and investment security in this beautifully designed two-bedroom corner apartment, perched high on level 5 of the sought-after "One on Aberdeen" development. Ideally positioned on the edge of the CBD, this residence offers the ultimate lock-up-and-leave lifestyle, just moments from the vibrant energy of Northbridge and Perth city.

Currently leased until May 2026 at \$715 per week, this property provides immediate rental income and peace of mind for investors seeking a strong return in a high-demand location.

Step inside and be welcomed by light-filled interiors and a thoughtfully designed floorplan that balances privacy with open living. The modern kitchen is a true highlight, featuring stone benchtops, glass splashbacks, ample storage, and quality stainless steel appliances. Overlooking the living and dining area, it creates a seamless space for entertaining or quiet nights in.

Both bedrooms are generously proportioned and cleverly separated for privacy, each with mirrored built-in robes and floor-to-ceiling windows that flood the rooms with natural light. The master suite is

FOR SALE
From \$549,000

AGENTS

Katie Lawley
0448 682 624
katie.lawley@ljhooker.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

complemented by a sleek, modern bathroom, while the second bedroom offers flexibility for guests, a home office, or additional living space.

Life at "One on Aberdeen" also means unbeatable convenience. With two coffee shops located at the base of the building and countless cafes, restaurants, bars, and shopping hubs just a short stroll away, everything you need is right at your doorstep.

Key Features:

- Level 5 corner apartment with expansive corner balcony and city outlook
- Secure lease in place until May 2026, returning \$715 per week
- Spacious open-plan living with loads of natural light
- Modern kitchen with stone benchtops, glass splashbacks, and ample storage
- Stainless steel appliances, ceramic cooktop, oven, dishwasher hutch, and twin sink
- Two generously sized bedrooms, both with mirrored built-in robes
- Reverse cycle split system air-conditioning for year-round comfort
- Secure complex with intercom access and undercover car bay
- Walking distance to Perth CBD, Northbridge, cafes, restaurants, and shopping hubs

This is your chance to secure a high-performing investment in one of Perth's most connected locations. For more information or to arrange a viewing, contact Katie Lawley on 0448 682 624 or katie.lawley@ljhpxp.com.au

Rates:

Council - \$1,788.40 p.a.

Water - \$1,234.48 p.a.

Strata Levies:

Admin - \$778.73 p/qtr

Reserve - \$279.02 p/qtr

MORE DETAILS

Property ID	3U5WFGJ
Property Type	Apartment
House Size	87 m2
Including	Air Conditioning Balcony Built-in-Robes Secure Parking

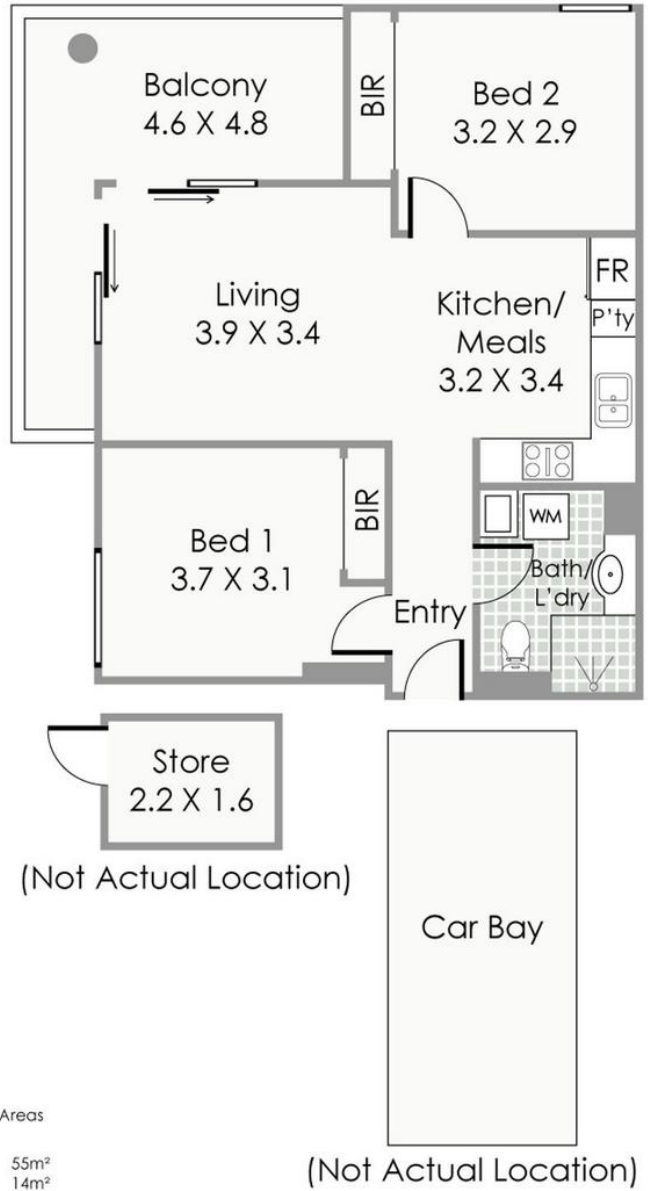
Katie Lawley 0448 682 624

Sales Executive | katie.lawley@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





Approximate Areas

Residence:	55m ²
Car Bay:	14m ²
Balcony:	12m ²
Store:	4m ²
Total Area:	85m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Cdn Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cdncreative.com.au

 49/15 Aberdeen Street, Perth