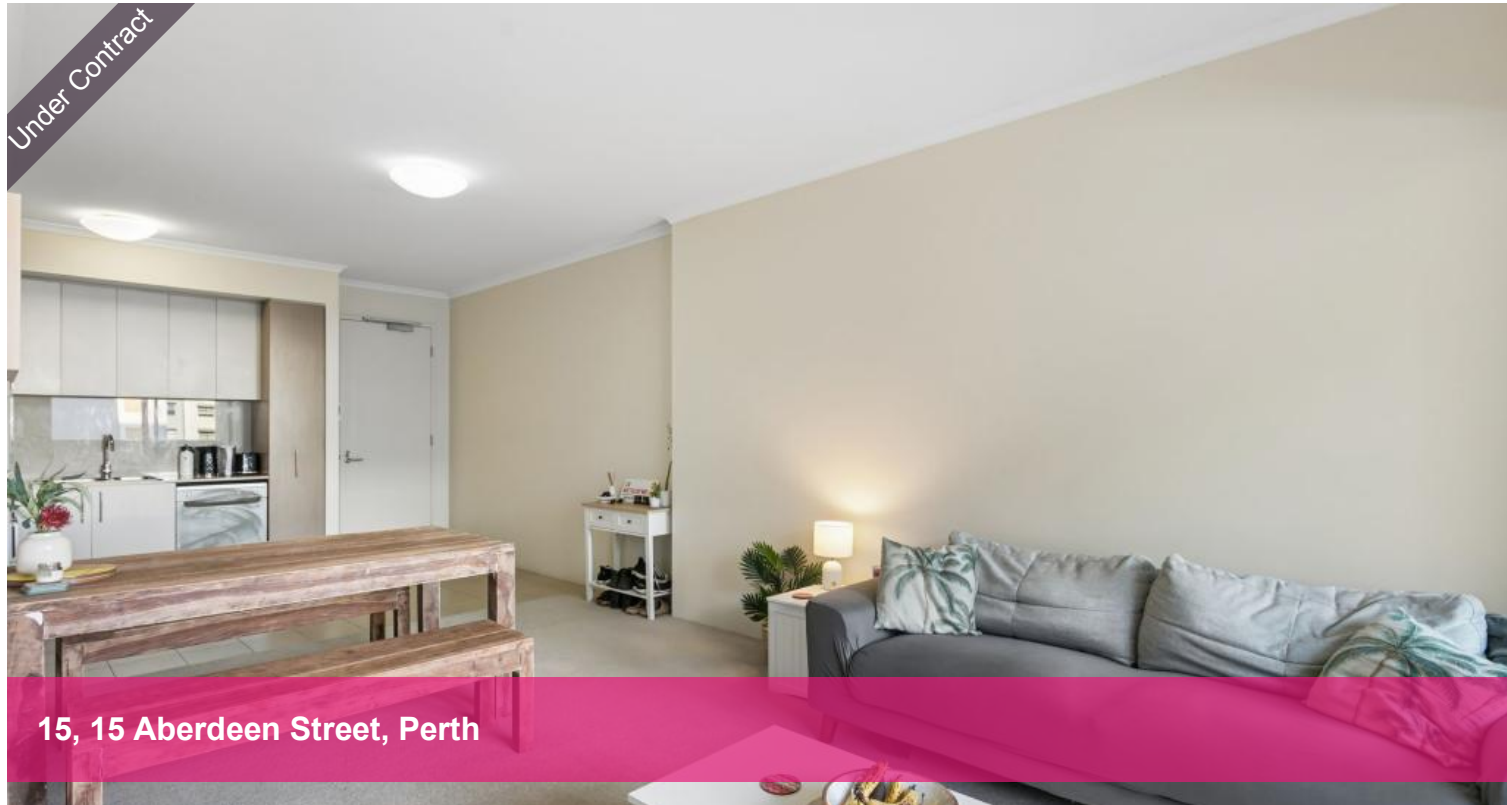


Under Contract



15, 15 Aberdeen Street, Perth



## City Living Without Compromise — Space, Style & Unbeatable Location

Positioned in the vibrant heart of Perth, this stylish two-bedroom apartment offers the ultimate blend of lifestyle, convenience, and investment security — where everything you need is quite literally at your doorstep.

Whether you're a first home buyer looking to step into the market or a savvy investor seeking strong fundamentals, this is a property that delivers from day one.

### Where Location Truly Takes Centre Stage

Set within a well-maintained complex on Aberdeen Street, this residence places you right in the pulse of the city. From buzzing cafés and restaurants to nightlife, transport, and daily essentials — it's all just moments away.

This is inner-city living done right - connected, convenient, and always in demand.

### Light-Filled Living with Practical Design

Step inside and you're welcomed by a surprisingly spacious open-plan layout, where the kitchen, dining, and living zones flow effortlessly together. The design is both functional and comfortable, ideal for everyday living or entertaining.

🛏 2 🚶 1 🚗 1 📏 96 m2

**Price** Under Offer by Team Adam & Ken  
**Property Type** Residential  
**Property ID** 33000  
**Land Area** 96 m2  
**Floor Area** 69 m2

### Agent Details

Ken Yan - 0488 886 698  
Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

The well-appointed kitchen offers ample storage and bench space, while the living area extends seamlessly out to a private balcony — the perfect spot to unwind or enjoy your morning coffee.

Both bedrooms are generously sized, complete with built-in storage, and are serviced by a clean, modern bathroom.

### Investment Ready – Income from Day One

One of the standout features of this opportunity is the quality tenant already in place on a fixed-term lease until November, providing immediate rental income and peace of mind.

This makes it an ideal set-and-forget investment, while also giving future flexibility for owner-occupiers to move in later.

### Lifestyle & Complex Amenities

Residents enjoy access to well-maintained facilities, enhancing both lifestyle and tenant appeal — a key factor for long-term value and rental demand in this location.

### Why This Property Stands Out

Perfectly balancing lifestyle and investment fundamentals, this is a property that ticks all the right boxes:

Prime inner-city location with unbeatable convenience

Spacious 2-bedroom layout

Open-plan living with great natural light

Private balcony for relaxed outdoor living

Secure complex with lifestyle facilities

Fixed-term lease in place until November

Ideal for investors or future owner-occupiers

### The Opportunity

Properties in this location — especially with strong rental appeal and immediate income - are always in demand.

Whether you're building your portfolio or securing your first foothold into the Perth market, this is a smart, low-risk opportunity with long-term upside.

Council rates - \$ 1,849 per year

Water rates - \$1,269 per year

Strata rates - \$1,150.35 per quarter

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*