

HolidayCo.

Homewares

TheCompleteGuide.

Picking out furniture and homewares can feel overwhelming. But with the right pieces, you can turn your space into a guest magnet and ramp up your nightly rates.

Why Furnishing Matters?

First impressions count. A well-furnished and fit-out holiday rental can lead to better reviews, higher occupancy rates and even the ability to charge more per night. The right furniture and decor, not only make your space look great, but also ensure comfort and convenience for your guests.

Set a Budget

Budgeting is key to avoid blowing your money. Set a maximum and minimum budget to give yourself a range. This helps you prioritize spending on must-haves while leaving room for a few splurges. Keep track of all expenses to stay within your budget and spend wisely. The low-key budgeting options are endless and create the atmosphere whilst sticking to the goal.

Loop in your Cleaning Crew

Your cleaning crew knows your property inside out. Make sure they're aware of any new furniture or changes in the layout. Pick furniture that's easy to clean and maintain. Get their input on what holds up best since they deal with the wear and tear.

Pick the Right Time to Update

Timing is everything. Pick a time that impacts your bookings the least to update your furniture. Consider the off-season when you have fewer guests or plan short gaps between bookings for minor updates. This minimizes disruption and keeps your place in top shape for guests.

Furniture & Accessories: Airbnb Host Checklist

When furnishing your holiday rental, remember you're catering to all kinds of guests with all kinds of tastes. The way you arrange your furniture can make a big difference in how spacious and functional your place feels. Start by measuring your rooms and figuring out the best layout. Don't block those beautiful natural light sources and make sure there's plenty of space to move around. Stick to your theme if you have one, but go for timeless, sturdy pieces that will last.



TheKitchen.

The kitchen is the place where guests will spend a significant portion of their time, especially if you cater to families on vacation. Many guests book homes, rather than hotels, specifically because they can access a kitchen, cook their own meals, and enjoy foods that might not be available in their hometown.

The main appliances in the holiday rental kitchens include:

- Coffee maker
- Dishwasher
- Fridge
- Mini fridge
- Hot plate
- Oven
- Range Hood
- Microwave
- Toaster
- Blender
- Hand mixer
- Air fryer
- Electric kettle
- Water purifier
- Water cooler dispenser
- Big garbage can
- Small trash can

The most important pieces of Airbnb cookware and bakeware include:

- Kitchen utensils
- Mixing bowls
- Individual pots & pans
- Baking sheets
- Cookware set
- Can opener
- Bottle opener
- Chef's knives
- Saucepan
- Colander
- Cutting board
- Measuring cups & spoons
- Tongs
- Strainer
- Grater
- Scissors
- Vegetable peeler
- Lemon squeezer
- Food storage containers

KitchenComforts.



DINNER SET



HIBALL GLASSES



TUMBLERS



CHAMPAGNE GLASSES



WINE GLASSES



MUGS



KETTLE



TOASTER



COFFEE MACHINE



AIR FRYER



KITCHEN UTENSILS



COOKWARE

TheLivingRoom.

The living room is a versatile space used by guests to hang out, relax, work, or even sleep. Whether you have one guest or many, you'll need to create a space that is comfortable and offers them the necessary seating options to enjoy their stay. Depending on the type of guests that you host and their primary reason to visiting, they might end up spending multiple hours a day in your living room.

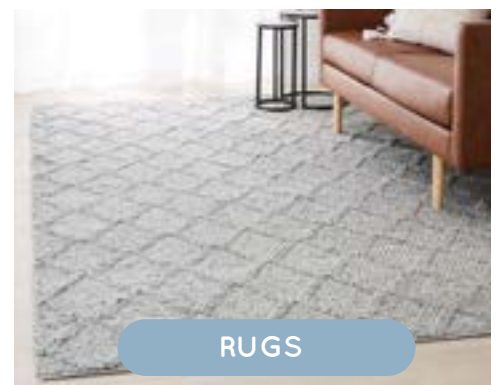
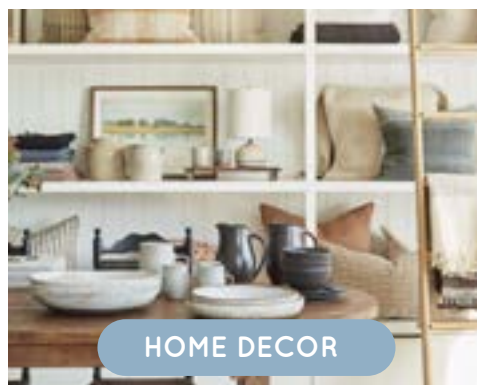
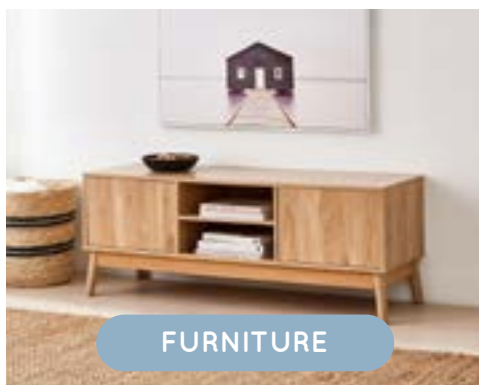
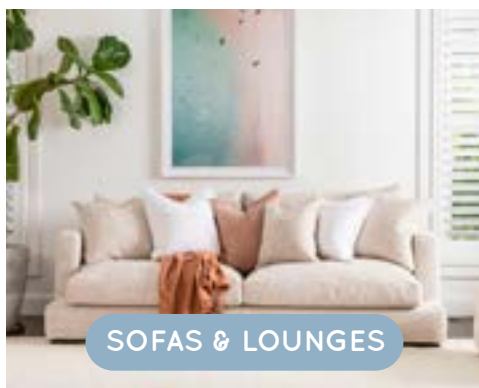
Moreover, the living room is often the first room that guests see in a short-term rental, so it's your chance to grab their attention and start building the positive impressions that you need in order to obtain that coveted 5-star review.

The most common living room furniture items include:

- Couch or sofa
- Accent chairs
- Sofa bed
- Bookshelves
- Coffee table
- End table
- TV stand
- TV

Other decor and furniture ideas to consider to give your living room a sense of warmth and cosiness include:

- Blinds
- Rugs
- Throw blanket
- Throw pillows
- Throw pillow covers
- Floor lamps
- Table lamps
- Candle holders
- Candles
- Vase
- Plant
- Clock
- Phone
- Electric fireplace
- Paintings
- Air mattresses (to host extra guests)
- Gift basket





The Bedroom.

The Bed

Go for a solid bed that's easy to clean. Watch out for beds with flimsy legs, especially those made of plastic.

Mattress

Go for a mattress that's at least 8 inches thick. Opt for memory foam mattresses as they are more durable than spring mattresses and cheaper to replace. Use a mattress cover to ensure your mattress survives longer, even with messy guests.

Bedding

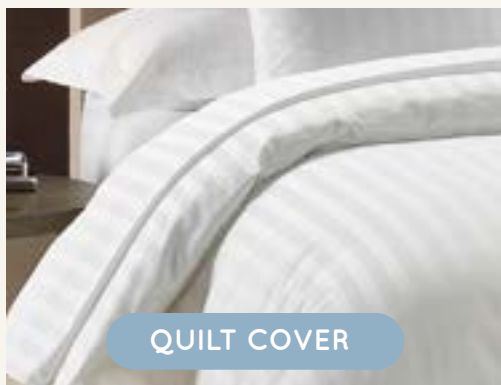
Opt for white as it gives a hotel-like feel and can be bleached. Don't mix and match the whites from different brands to ensure consistency.

Mirror

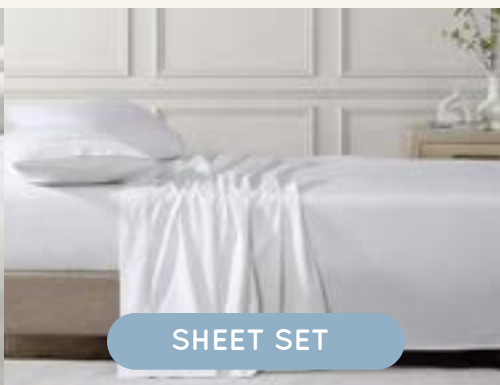
A full-length mirror is a must for guests getting ready. Have a power socket close by for hair dryers/ straighteners.

The most common bedroom items include:

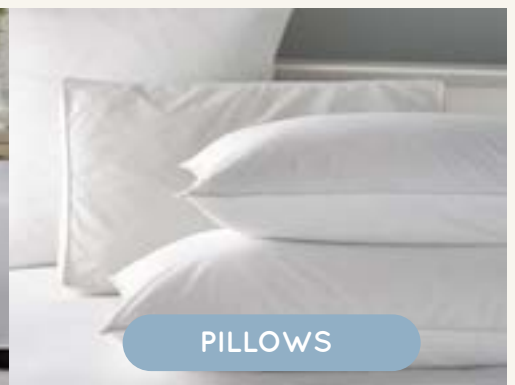
- Quilt or Duvet
- Duvet Cover
- Sheets
- Mattress Protector
- Pillows
- Pillow Protectors
- Blanket
- Throw Pillows
- Throw Pillow Covers
- Phone charging strip
- Trash bin
- Full length mirror
- Area rug
- Suitcase stand
- Hangers
- Iron
- Ironing Board
- Curtains/Blinds



QUILT COVER



SHEET SET



PILLOWS



The Bathroom.

Towels & Linen

High-quality, durable towels in neutral colors are best since they can be bleached. Provide enough storage for guests' toiletries and personal items.

Storage

Shelves or cabinets make it easy for guests to access essentials.

Accessories

A hairdryer, basic toiletries and a first-aid kit can make a big difference.

Some items to refer to include:

- Hair Dryer
- Bath mats
- Bath towels
- Washcloths
- Hand towels
- Makeup Cloths
- Toilet Brush
- Plunger
- Soap Dispenser
- Shampoo & Conditioner Dispensers
- Trash bin

WorkingSpace.

Desk, Chair & Accessories

A sturdy desk and comfy chair are great for guests who need to work. Ensure there's good lighting and easy access to power outlets. A desk lamp, some stationery and a power strip can be really handy.

WIFI

High-speed internet is crucial for business travelers and digital nomads. Consider a Wi-Fi booster if your place is big.

Safety & Accessibility.

Safety Features

Install smoke detectors, carbon monoxide detectors and a first aid kit. Consider a safe for valuables.

Accessibility

If possible, make your holiday property is accessible to guests with disabilities. This can include ramps, wide doorways and grab bars in bathrooms.

InsiderTips.

Tip #1 Boost your space with smart storage: Beds with drawers, wall hooks for coats, pegboards in the kitchen and stackable containers all help. Offering guests a designated spot for their personal items, like a luggage rack, keeps things tidy.

Tip #2 Pick space-saving furniture with big functionality: Think sofa beds, folding tables or ottomans with hidden storage compartments. These versatile pieces allow you to transform the layout of your space according to your guests' needs.

Tip #3 Use mirrors to make your space feel bigger and brighter: Mirrored doors or panels expand rooms visually. Combine different lighting types, like wall sconces and adjustable floor lamps, to enhance space without crowding surfaces.

Tip #4 Go minimal for a roomier feel: Pick multi-use furniture and declutter often, keeping only essentials. Fewer decorations and items mean more focus on key features. Add storage and clean regularly to keep spaces open and inviting.

Tip #5 Add personality with decor: Choose wall art that reflects the location or theme, using rugs to add warmth and comfort especially in living rooms and bedrooms and incorporating real or artificial plants to liven up the space and make it feel more inviting.

Tip #6 Optimize your outdoor areas: Add foldable seating and weatherproof cushions. Include a small table or grill and use vertical space with hanging plants.



OutdoorEntertaining.

Keep guests entertained in your outdoor space, by including some of the following:

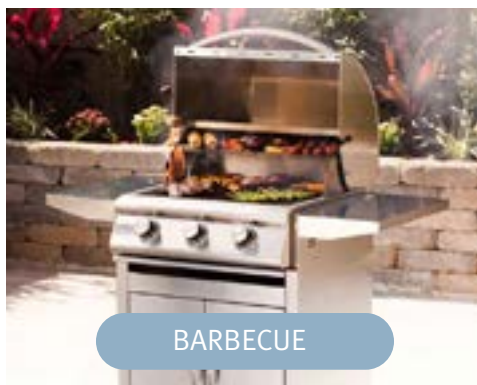
- Durable outdoor furniture
- Clean, working BBQ
- Gas or coal & firelighters
- Tidy garden
- Yard with mowed lawns
- Neat balcony or patio
- Potted plants
- Outdoor blankets
- Basic maintenance tools

Some Outdoor Extras

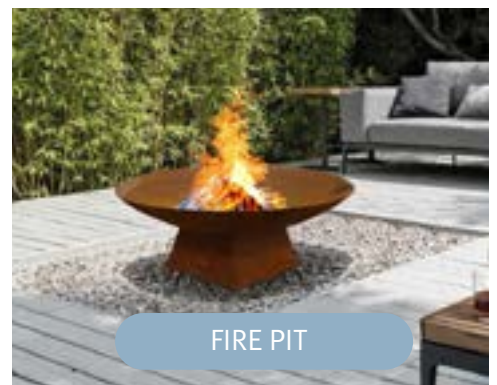
- Porch swing
- Hammock
- Kids' play area
- Garden games
- Hot tub or Jacuzzi
- Fire pit
- Pool games
- Beach toys
- Outdoor surround **sound**



OUTDOOR FURNITURE



BARBECUE



FIRE PIT

Provide a memorable experience

In the same way that you're opening up your home or property to guests as a source of income, they're likely seeking out your property as a source of adventure, cultural immersion, relaxation, or anything of the sort. This means you need to provide more than just a place for your guests to sleep – you need to provide a 360° experience that leaves your guests feeling fulfilled and taken care of.

Think of what you can do to amplify the experience in your properties, within reason of course. Whether you implement a keyless check-in tool, add a workout room, or provide bicycles for guests to use, there are tons of routes you can take.

These are the details that guests will remember most about staying in your rental, which means it's what they will consider when they go to write you a review, too!

Picture-Perfect Photos

Eye-catching photographs are non-negotiable to make your holiday house stand out among other holiday houses.

Here are some crucial tips to ensure your property photographs shine: Ensure the rooms are clean, well-lit, and uncluttered. To achieve this, consider investing your money in quality light bulbs that create a warm and inviting ambience.

Our professional photographer will take care of the rest with ease!

Provide Essential Amenities & Household Items

When preparing your home for holiday rental guests, make sure you provide essential amenities and household items. First and foremost, invest in good quality linen for the beds, as this will make a big difference in your guests' comfort.

You must also provide enough towels, bedding, and pillows for each guest. Consider adding accessible items like a hairdryer, iron, and ironing board. Your guests may also appreciate a stocked kitchen with essential cookware, utensils, dishes, and glassware. This will enable them to conveniently cook and enjoy meals during their stay.

Building a Network of Repeat Guests & Referrals

This is one of the most profitable ways to maintain a steady stream of guests for your holiday rental. Accom Holidays encourage our guests to share their positive experiences with friends and family, and consider offering incentives such as discounts for return visits or referrals. Word-of-mouth is extremely powerful.

To stay connected with past guests, we liaise via newsletters and social media. We share updates, special offers and exciting news about local events to keep your holiday home top-of-mind and encourage return visits.

Hints&Tips.

Provide Entertainment Options & Extras...

One way to make your holiday house stand out is by providing entertainment options for your guests. Stock your house with board games, books, and DVDs for those rainy or quiet evenings. Consider investing in streaming services like Netflix or Amazon Prime, as these can greatly impact your guests' stay.

You can also offer extras, such as bicycles or beach equipment, for guests to use during their vacation. Don't forget that well-maintained appliances in your holiday rental can make the week enjoyable for your tenants by easing their daily chores.

Offer Discounts & Special Packages

During your low season or if you are experiencing a prolonged quiet period, a way to encourage more reservations is to offer discounts and limited special packages. These reductions in your prices can help increase your income when it's not your high season.

Offering special reductions should assist you during slower periods. However, they should not be the driving force behind your revenue. If you find you are not receiving many bookings throughout the year (especially during your high season), you may need to take another look at your pricing strategy.

Some common examples of discounts used by our owners include:

Weekday discounts (a reduction in your price p/n for bookings during the week)

Special packages or discounts centered around a holiday (Valentine's Day, Easter)

Low-season special offers (e.g. a reduction in your rate p/n in winter if you own a beach house).

Consider making your property pet-friendly

Pet-friendly short-term rentals are extremely popular due to an increase in long-term stays and staycations. Considering how many people own pets, transforming your property into a pet-friendly rental can be a great strategy to increase your hosting income. While it may seem risky to allow pets on your property, there are certain things you can do to protect your accommodation.

Pros: You will be able to generate more bookings by marketing your property to a wider audience; You can increase your nightly rate as pet owners are willing to pay a bit extra for the opportunity to stay with their pets; You can expect a better return on investment with more bookings and an increased nightly rate; You will have a unique competitive advantage over other properties that don't allow pets.

Cons: Your short-term rental will be more prone to damage and premature wear and tear; If animals are making a ruckus, barking, or urinating outside allowed areas, your neighbors might not be happy; Since most animals are furry and messy in general, your cleaning costs are likely to go up; Tick/flea infestations are always a risk with animals. They're difficult to spot and are hard to get rid of.

Co.

ForEverySeason

Killcare
Pearl Beach
The Entrance
Hunter Valley
Ettalong Beach
Snowy Mountains