

## Host Guide

# How to Furnish Your Mid-Term Rental

*A practical checklist for Hosts on MidiStays*

## Why Furnishing Matters

Guests booking a mid-term stay are not looking for luxury. They are looking for livability. They want to walk in, put down their bags, and feel at home from day one.

That does not mean expensive. It means smart, intentional, and complete. A well-furnished property earns better reviews, attracts more reliable Guests, and saves you time on back-and-forth questions before check-in.

Whether you are listing your first property on MidiStays or refreshing an existing one, this guide will walk you through exactly what your space needs.

## What “Fully Furnished” Actually Means

A bed and a sofa is not a furnished rental. For mid-term stays of 30 days to 6 months, Guests expect the essentials for living, working, and relaxing comfortably. That means every room needs to be thought through.

*A Guest staying two months should never need to buy a spatula, a towel, or an extension cord. If they do, your property is not fully furnished.*

## Room-by-Room Furnishing Checklist

Use this checklist as your baseline. Every item listed here represents something a Guest will notice if it is missing.

### Bedroom

- Bed frame — queen or king preferred
- Quality mattress and pillows
- Full bedding set, with at least two sets per bed
- Bedside tables and lamps
- Wardrobe or dresser with hangers
- Blackout curtains or block-out blinds

### Living Room

- Comfortable sofa — a pull-out option is a bonus for properties with multiple Guests
- Coffee table and side tables
- Smart TV with streaming access
- Wi-Fi router with login details displayed clearly
- Adequate lighting — floor lamp or overhead fixture

## Kitchen

- Full utensil set — forks, knives, spoons, serving utensils
- Pots, pans, and basic cooking tools
- Plates, bowls, mugs, and glasses — four to six of each
- Coffee maker
- Microwave, toaster, and blender
- Starter supplies — dish soap, sponges, and paper towel

## Bathroom

- Towels — two to three sets per Guest
- Shower curtain and bath mat
- Starter supplies — toilet paper, hand soap
- Hair dryer
- Storage shelf or cabinet space for Guest belongings

## Laundry and Cleaning

- Washing machine and dryer, or clearly communicated access to shared laundry
- Vacuum cleaner, broom, and dustpan
- Iron and ironing board
- Bins with liners in kitchen and bathroom
- Basic cleaning supplies — mop, surface spray

## The Workspace: Do Not Skip This

Remote workers, students on placement, and professionals on short contracts make up a significant portion of mid-term Guests. They need somewhere to work. A dining chair pushed up to a bench does not count.

A proper workspace does not need to be elaborate. It needs to be functional.

- A dedicated desk or table with a chair designed for sitting at for several hours
- A desk lamp
- Accessible power outlets nearby
- Fast, reliable Wi-Fi

Properties with a clear, well-equipped workspace consistently outperform those without in both occupancy and review scores.

## Small Touches That Make a Real Difference

You do not need to over-decorate. You do not need a designer. But personality matters, and a few considered additions can shift the feel of a space from functional to genuinely welcoming.

- A small selection of framed prints or wall art — keep it neutral and calm
- One or two indoor plants – these can be faux
- An area rug in the living area for warmth and comfort underfoot
- A welcome card with your contact details and anything useful to know
- A small welcome pack — toilet paper, soap, and a couple of dishwasher pods go a long way

These details signal to Guests that someone thoughtful has prepared the space for them. That matters more than the price of your furniture.

## Common Mistakes to Avoid

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A few things Hosts get wrong that show up immediately in reviews:

- Too much decorative clutter — keep the space clean and uncluttered so Guests feel they can settle in
- A cheap or worn mattress — Guests sleep in your property for months, and a bad mattress will define their experience
- No proper workspace — a dining table is not a substitute for a desk
- One towel set per Guest — always provide extras
- Mismatched or chipped crockery — cohesion in the kitchen makes the space feel cared for

## Where to Shop

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You do not need to spend a fortune. These sources cover the basics well at a reasonable cost:

- IKEA — reliable and affordable for beds, storage, and soft furnishings
- Kmart and Target — good for kitchenware, lamps, and decor
- Amazon Australia — fast delivery for smaller essentials
- Facebook Marketplace — worth checking for larger furniture items at a fraction of retail price

*A well-furnished one-bedroom property typically costs between \$3,000 and \$5,000 to set up from scratch if you shop smart. Think of it as a one-time investment that pays back through better Guests and fewer headaches.*

## Frequently Asked Questions

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### Can I use second-hand furniture?

Yes. The condition of the item matters far more than whether it is new. A well-maintained second-hand sofa is preferable to a cheap new one that will look worn after a month. Avoid second-hand mattresses.

**How much should I spend to furnish my rental?**

Most one-bedroom properties can be furnished to a solid standard for between \$3,000 and \$5,000. A two-bedroom property will typically run \$5,000 to \$8,000. Shopping at IKEA, Kmart, and Facebook Marketplace makes a meaningful difference to your budget.

**What do Guests care about most?**

Cleanliness, a comfortable mattress, fast Wi-Fi, and a kitchen that is genuinely stocked. These four things come up in reviews more than anything else.

**Do I need to provide kitchen staples like oil or salt?**

It is not required, but a small welcome pack with the basics is always appreciated. At minimum, make sure there is dish soap, toilet paper, and something to dry dishes with on arrival.

**The Bottom Line**

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You do not need designer furniture or a staged photoshoot. You need a space that is functional, comfortable, and genuinely complete.

Set your property up thoughtfully, and you will see it in your results: longer stays, fewer questions before check-in, better reviews, and Guests who treat your property with the same care you have put into it.

*If you have questions about listing your property on MidiStays or want guidance on preparing your space, reach out to us at [info@midistays.com.au](mailto:info@midistays.com.au). We are here to help.*

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