

Ultimate short-term rental furniture checklist

Create a stylish and guest-ready STR with our Airbnb furniture checklist below.

Bedroom

- ☐ Bed frame: Choose a solid timber or metal frame with a headboard. Avoid bed bases with fabric headboards - they mark easily and are hard to clean.
- ☐ Mattress: Look for a high-density memory foam option. They're more comfortable than basic spring mattresses, handle spills better, and usually last 2-3 years longer.
- ☐ Pillows: Offer at least two per guest, with soft and firm options
- ☐ Storage: Wall-mounted or floating bedside tables save space and are easier to clean. For wardrobes, simple timber designs tend to last longer than flatpack options.

Money-saving tips:



1. Buy white bed linen in bulk - it's cheaper and you'll always have fresh sets ready
2. Choose washable mattress and pillow protectors to extend the life of your bedding
3. Keep decor minimal - a single large piece of artwork above the bed often works better than lots of small pieces

Common complaints to avoid:



Squeaky bed frames: Check and tighten fittings monthly



Limited hanging space: Provide at least one metre of rail space per guest



Flat pillows: Replace them every 6-8 months



Poor lighting: A bright overhead light and softer bedside lamps give guests options



Keep spare linen sets in vacuum storage bags with a dryer sheet - they'll stay fresh between uses and won't take up much space.





Living room

- ☐ Couch: Look for commercial-grade fabric or leather - they handle spills and wear better than standard materials. Dark grey or navy colours hide marks while still looking stylish.
- ☐ Coffee table: Glass tops show every mark and can be dangerous. Choose solid timber or composite materials with rounded corners.
- ☐ TV unit: Wall-mounting your TV saves space and reduces the risk of damage. Choose a simple floating shelf underneath for devices.
- ☐ Office desk and chair: spaces for remote working are a big draw for business travellers.



Place furniture slightly away from walls - it's easier to clean behind and reduces marks on your walls.

Practical additions:

1. A washable throw for the sofa - easier to clean than the whole couch
2. Rubber feet on furniture to protect floors
3. Cable management solutions to keep things tidy
4. USB charging points near seating areas

Seasonal considerations:

1. Light throws for summer
2. Warmer blankets for winter
3. Fan or portable heater options
4. Heavy curtains to manage temperature and light



Kitchen

- ☐ One set of cookware that nests together
- ☐ Matching sets of crockery and cutlery
- ☐ Basic appliances:
 - ☐ Kettle
 - ☐ Microwave
 - ☐ Toaster
 - ☐ Coffee maker
- ☐ Sharp knives and a knife block
- ☐ Daily essentials:
 - ☐ Tea
 - ☐ Coffee
 - ☐ Oil
 - ☐ Salt & pepper

Common complaints to avoid:

✗ Blunt knives

✗ Complicated coffee machines

✗ Missing essential tools
(bottle opener, can opener)

✗ Limited bench space



Dining room

- ☐ Table: Look for tables with scratch-resistant surfaces that allow 60cm width per person for comfortable seating; avoid glass, which shows everything and needs constant cleaning
- ☐ Chairs: Avoid light plastic chairs - they often break and feel cheap. Fabric seats
- ☐ Placemats and coasters to protect surfaces
- ☐ Extra chairs stored nearby for additional seating
- ☐ Good overhead lighting with a dimmer switch
- ☐ Basic cleaning supplies in a nearby cupboard so guests can quickly wipe up spills

Common complaints to avoid:



Wobbly tables: Use adjustable feet for uneven floors



Poor lighting: People need to see what they're eating



Chairs that mark floors: Add quality felt pads



Limited space around the table: Leave at least 80cm for chair movement



Bathroom

- ☐ Shower with heater: Make sure you have strong shower pressure
- ☐ Commonly used toiletries: soap, shampoo, lotion
- ☐ Hair dryer
- ☐ A well-lit mirror for grooming
- ☐ Air freshener
- ☐ High-quality shower curtain or screen that doesn't leak
- ☐ Hooks on the back of doors for towels and clothes
- ☐ Storage space: over-toilet shelving for extra supplies, pull-out drawers under the sink, and corner shelves in the shower
- ☐ Step stool for children



Keep a bathroom maintenance schedule - replace shower heads yearly, deep clean grout quarterly, and check seals monthly.



Outdoor

- ☐ Weather-resistant furniture that can handle sun and rain
- ☐ Lightweight pieces that guests can move easily
- ☐ Storage solutions for cushions
- ☐ Low-maintenance plants
- ☐ Easy-to-use lighting
- ☐ Simple shade options
- ☐ Safe BBQ setup if provided
- ☐ Outdoor cleaning kit to help guests keep the space tidy during their stay



Make sure you have clear rules about noise after certain hours to avoid complaints from your neighbours.



Laundry

- ☐ Pull-out drying rack
- ☐ Iron and small ironing board
- ☐ Clear instructions for appliances
- ☐ Cleaning basics like detergent and a kit for small spills
- ☐ Basic repair kit

Final Touches

Small details can lift your property from good to great:

- ☐ Welcome guide with furniture care instructions
- ☐ Local area info displayed nicely
- ☐ Emergency contact details
- ☐ Basic tool kit for simple fixes
- ☐ Spare batteries for remotes