

MIDDLE ROAD

FURNITURE

DESIGNED FOR LIVING
BUILT FOR YIELD

Furniture Packages for Investment Properties



SPECIALISTS IN ROOMING
& CO-LIVING



END-TO-END SERVICE
SUPPLY, ASSEMBLE & STAGE



QLD & VIC
WIDE COVERAGE

WHY MIDDLE ROAD FURNITURE?

We don't just supply furniture.
We **specialise** in rooming accommodation.



INVESTMENT PROPERTY SPECIALISTS

We know the market, the standards and tenant expectations.



BUILT FOR RENTAL PERFORMANCE

Durable furniture and quality inclusions selected for long-term performance.



END-TO-END DELIVERY

We handle everything: sourcing, delivery, assembly, staging and packaging removal.



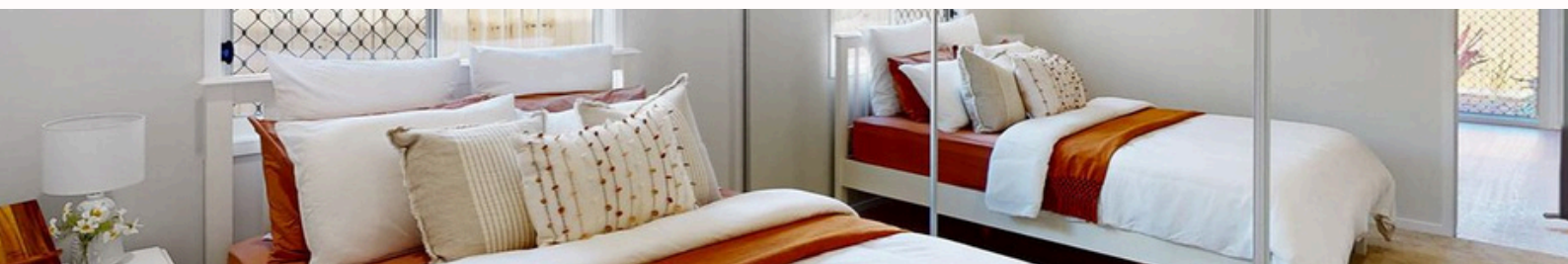
TENANT FOCUSED

Comfortable, practical and homely spaces designed for happier, longer stays.



WARRANTY MANAGED

If something goes wrong, we take care of the warranty process for you.



OUR END-TO-END PROCESS

One team. One process. Zero hassle.

01



CURATE

Furniture package tailored to the property

02



SOURCE

Products ordered, secured and coordinated

03



DELIVER

Everything arrives together, on time

04



ASSEMBLE

Installed by our experienced team

05



STAGE

Presented ready for photography and leasing

06



SUPPORT

Warranty and replacement assistance when needed



We make furnishing simple so you can focus on leasing and growing your portfolio.



OUR FURNITURE PACKAGES

Real Projects. Real Results.

ESSENTIALS



- Built for dependable rental performance
- Comfortable without the extras
- Ideal where value is the priority

COMPLETE



- Creates a more inviting home
- Better presentation during inspections
- Helps attract and retain quality tenants

DELUXE



- Display-home feel
- Maximises perceived value
- Makes your property memorable

EACH ROOM INCLUDES



Double Bed
& Mattress



Bedside Table
& Lamp



2-Seater
Sofa



3-Piece Dining
Suite



Smart TV



Fridge/
Microwave



Cookware
& Utensils

COMMON AREA INCLUDES



Dining Table
& Chairs



Or Seating
Arrangement



Wall Art
& Decor



Washing
Machines



Cleaning
Package



Ironing Board
& Basket



Plants &
Accessories

WHY UPGRADE?

Every upgrade has been selected to improve tenant comfort, presentation and long-term durability. Where the market supports it, these improvements can help justify stronger rental returns, attract better tenants and maximise the performance of your investment.

SEE THE DIFFERENCE

Three levels of furniture and styling to suit every property and budget.

FEATURE	ESSENTIALS	★ INVESTORS' CHOICE COMPLETE	DELUXE
✦ BEST FOR	Best Value	Most Balanced	Premium Appeal
🛏 BED	Double	Timber Double	Timber Queen
🛏 MATTRESS	Double	Premium Double	Premium Queen
🛋 SOFA	Fabric 2-Seater (140cm)	Fabric 2-Seater (140-160cm)	Fabric 2-Seater (150-180cm)
📺 SMART TV	40" HD	43" HD	50" HD
✦ STYLING & DECOR	Minimal	Functional	Premium
🖼 ARTWORK	Canvas x 1	Framed x 1	Framed x 2
🔌 APPLIANCES	Basic	Stainless Steel	Premium Colour
🏆 FURNITURE	Entry	Enhanced	Premium
	Everything needed to get the property rent ready	Upgraded comfort, presentation and finishes	Premium styling and upgraded inclusions for a standout result

WHAT'S INCLUDED ACROSS ALL PACKAGES



Bedroom Furniture



Living Furniture



Dining Suite



Appliances



Kitchen Setup



Laundry Setup



Artwork & Decor



Cleaning Package

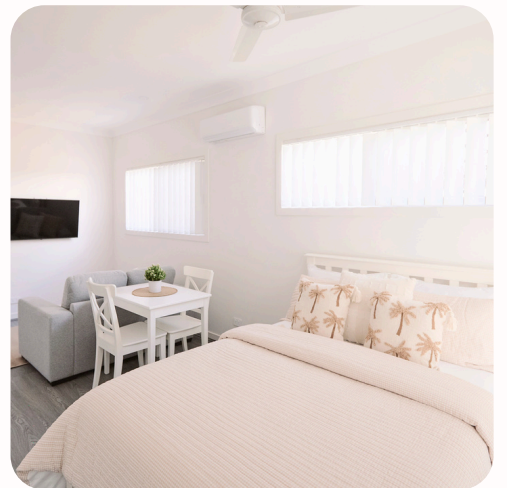
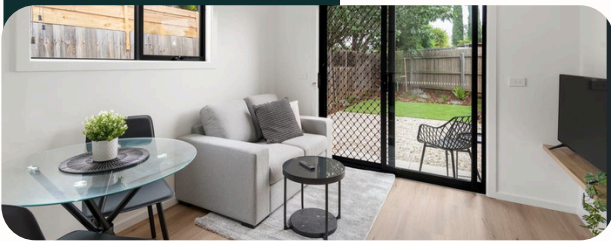
PACKAGE GALLERY

Every upgrade has been carefully chosen to improve tenant comfort, presentation and long-term durability.

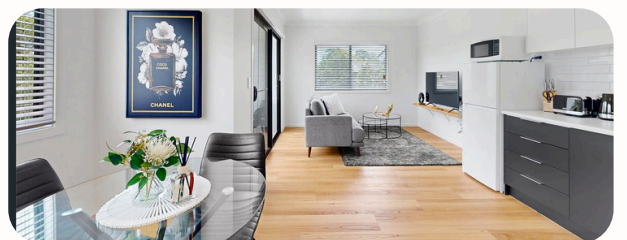
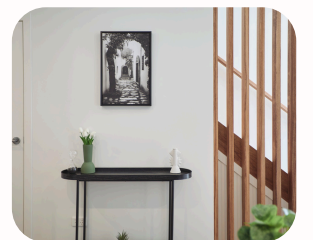
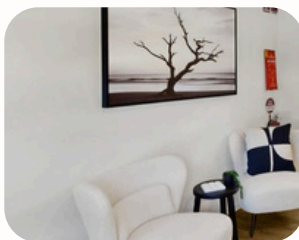
ESSENTIALS



COMPLETE



DELUXE



THE RIGHT PACKAGE THE RIGHT RESULT EVERY TIME

- ✓ Specialists in rooming accommodation & co-living
- ✓ Over 400 properties furnished since 2014
- ✓ Proven process that saves you time and reduces risk
- ✓ Furniture built for longevity and tenant comfort
- ✓ QLD & VIC wide delivery and support

READY TO GET STARTED?

Contact us to discuss your next project.

☎ 0417 860 328

✉ info@middleroad.com.au

🌐 www.middleroad.com.au



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STYLE IT. STAGE IT. RENT IT.

Create emotional appeal to help tenants imagine living in the space.
Stand out online, elevate your listing with 'real-life' presentation.



Book as an add-on to your MRF furniture package. Styling will stay in place for two weeks, in time for your marketing photos and initial viewings.

STYLING INCLUSIONS:

-  Styled soft furnishings, coordinated bedding, cushions, pillows, and throws
-  Decorative touches added to bedsides, bathrooms, and key living areas
-  Kitchen showcase to enhance tenant appeal
-  Photo-ready staging with optimal layout
-  Colour tones to complement existing furniture and fixtures
-  Lifestyle elements like books, candles or flowers

