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.

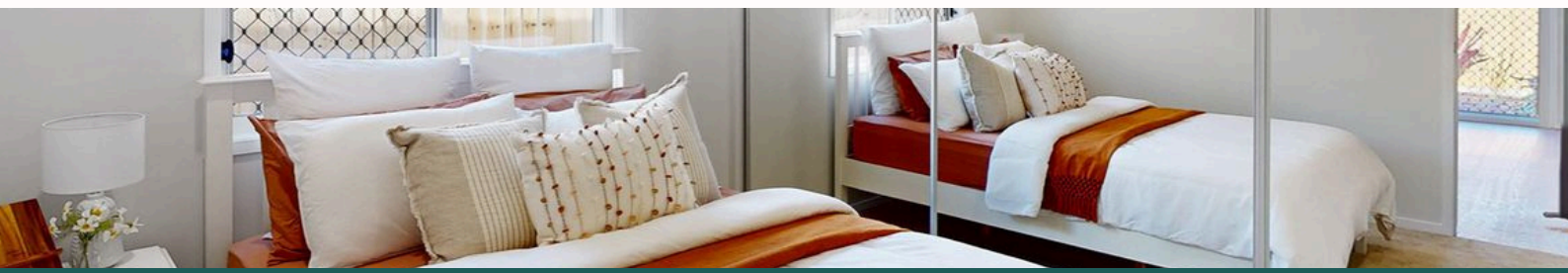


TENANT FOCUSED

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.



0417 860 328
info@middleroad.com.au

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OUR END-TO-END PROCESS

One team. One process. Zero hassle.

01	02	03	04	05	06
CURATE	SOURCE	DELIVER	ASSEMBLE	STAGE	SUPPORT
Furniture package tailored to the property	Products ordered, secured and coordinated	Everything arrives together, on time	Installed by our experienced team	Presented ready for photography and leasing	Warranty and replacement assistance when needed



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







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OUR FURNITURE PACKAGES

Real Projects. Real Results.

ESSENTIALS



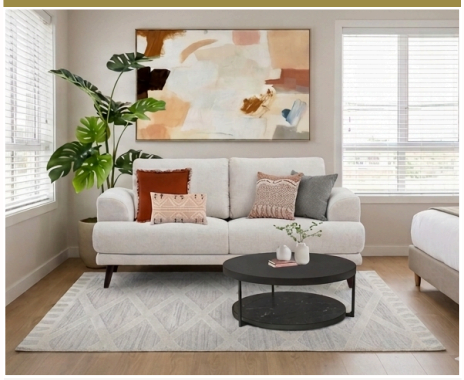
- Built for dependable rental performance
- Comfortable without the extras
- Ideal where value is the priority

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.

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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	White	White	Stainless Steel/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

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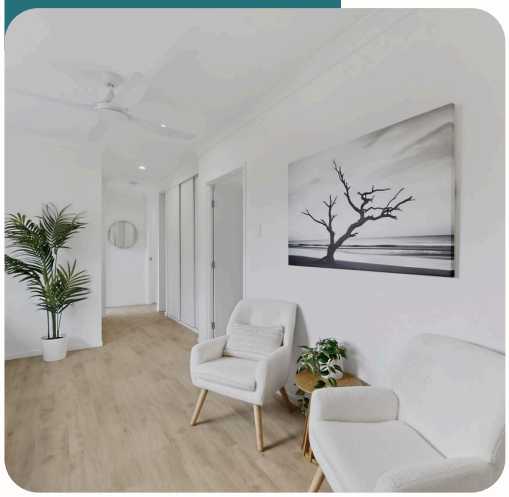
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PACKAGE GALLERY

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

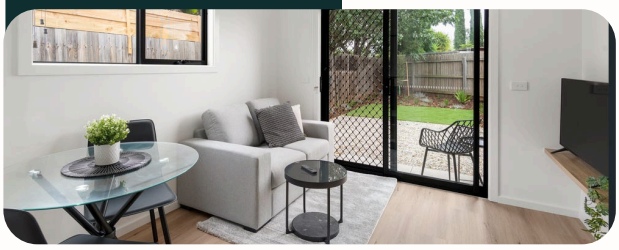
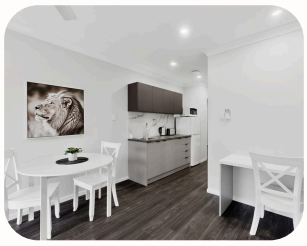
ESSENTIALS







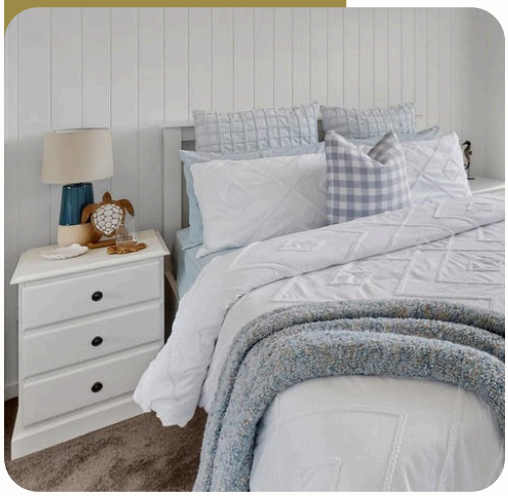
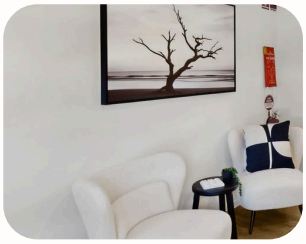
COMPLETE

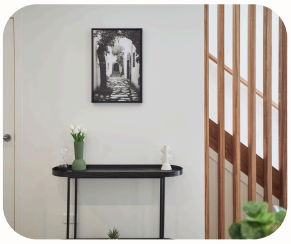



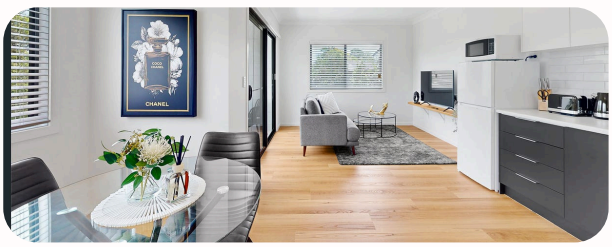




DELUXE





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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.







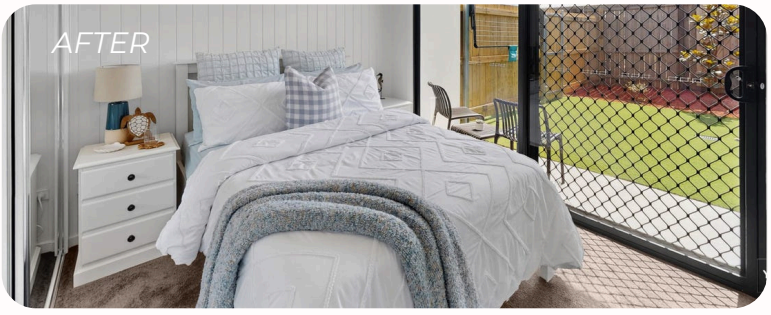


Book as an add-on to your MRF furniture package. Styling will stay in place for two weeks, in time for your marketing photos and initial viewings.

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





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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.

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MIDDLE ROAD FURNITURE



REPLACEMENTS

Standard Range Products Available

ESSENTIAL

Smart TV 40"	$500.00
2 Seater Sofa	$699.00
Basket Coffee Table	$65.00
Dining Table	$149.00
Dining Chair	$125.00

COMPLETE

Smart TV 43"	$700.00
2 Seater Sofa	$899.00
Coffee Table	$160.00
Dining Table	$215.00
Dining Chair	$165.00
Outdoor Chair	$100.00
Outdoor Table	$50.00

DELUXE

Smart TV 50"	$900.00
Stainless Steel Fridge	$650.00
2.5 Seater Sofa	$1,099.00
Coffee Table	$249.00
Outdoor Chair	$100.00
Outdoor Table	$95.00

BITS & BOBS

White Top Mount Fridge	$600.00
Stainless Steel Top Mount Fridge	$650.00
125L Black CHiQ Bar Fridge	$380.00
120L White Westinghouse Bar Fridge	$550.00
Washing Machine Top loader	$900.00
Washing Machine Front Loader	$900.00
Double Mattress	$850.00
Queen Mattress	$900.00
Double Timber Bedframe	$850.00
Queen Timber Bedframe	$900.00
Bedside Table	$250.00
Sofa 2 Seater - Faux Leather	$780.00
Sun Beam Toaster & Kettle	$100.00
White Microwave	$250.00
Stainless Steel Microwave	$350.00
Electronic Door Lock	$660.00
Kitchen Spare Box	$350.00

DELIVERY FEE APPLYS, DISPOSAL FEE MAY APPLY
ALL PRICES ARE INCLUSIVE OF GST.

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