

How to Turn Your Property Into An Airbnb



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Abstract

Turning your property into an Airbnb can be a lucrative way to generate passive income and make the most of unused space. This guide outlines the key steps involved in transforming your home or investment property into a successful short-term rental. It covers essential aspects such as understanding local regulations, preparing the space for guests, pricing competitively, listing effectively on Airbnb, and maintaining high guest satisfaction through cleanliness and communication. Whether you're renting out a single room or an entire home, this overview will help you navigate the process with confidence and maximize your earning potential.



1. Introduction

With the rise of the sharing economy, Airbnb has become one of the most popular platforms for homeowners and investors looking to earn extra income. From cozy apartments in city centers to beachfront cottages and suburban homes, properties of all kinds are now being transformed into short-term rentals that cater to travelers from around the world. But becoming a successful Airbnb host takes more than just listing a spare room—it requires preparation, strategy, and ongoing commitment. In this article, we'll walk you through

everything you need to know to turn your property into a thriving Airbnb rental, from legal considerations and space setup to guest communication and long-term profitability.

2. Short Term Rental Accommodation Registration Laws



What is short-term rental accommodation?

Short-term rental accommodation is commonly associated with holiday letting. It usually involves renting out a home for a short period of time, and that home may also be used by the owners for their own accommodation.

The Government's regulation of short-term rental accommodation is focused on commercial arrangements, where a person is given the right to live in a home for up to three months at a time.

Short-term rental accommodation laws don't include residential tenancies and other traditional forms of short-term accommodation, such as hotels and motels.

Code of Conduct

A mandatory Code of Conduct for the Short-term Rental Accommodation Industry (Code) applies to all participants in the industry.

The Code applies minimum standards of behaviour and requirements on all participants.

Read more about who is regulated by these laws and their obligations:

- booking platforms
- hosts
- guests
- letting agents and facilitators.

The following accommodation arrangements are excluded from the Code of Conduct:

- tourist and visitor accommodation including backpackers' accommodation, hotel or motel accommodation, and serviced apartments
- boarding houses
- holiday parks
- refuge and crisis accommodation
- disability accommodation, and residential tenancies.

How NSW short-term rental accommodation is regulated



Short-term rental accommodation is regulated through:

- a mandatory Code of Conduct that applies to all participants
- a state-wide planning framework and planning laws to consistently regulate the use of premises
- a mandatory short-term rental accommodation premises register where most hosts must register their properties, and
- strata scheme by-laws that restrict certain types of short-term rentals.

The Code creates new disciplinary actions that NSW Fair Trading can take, including:

- actions available for breaches of the Code, and
- the Exclusion Register.

Strata by-laws

Owners corporations can adopt by-laws restricting types of short-term rental accommodation within its strata scheme, but only in lots that are not the host's principal place of residence. This means if someone lives in a strata property as their principal place of residence, they will still be able to rent out their home, or certain rooms if they are temporarily away from home.

Owners corporations can introduce an occupancy limit of two adults per bedroom using a by-law. This could help manage any overcrowding concerns residents may have because of the short-term rental accommodation.

Before adopting a new by-law to limit short-term rental accommodation, owners corporations will need to work with owners and residents to manage the transition for any pre-existing rental bookings or guests staying in the building at the time of making the by-law. Alternatively, the by-law could state that it starts at a future date, to give lot owners and residents time to adjust.

Read more about [Understanding strata by-laws](#) or [Changing strata by-laws](#) on the NSW Government website.

Police & Local Council

The enforcement of planning laws (fire safety [including overcrowding], planning approvals, parking or ongoing noise) remains with Local Council, and criminal laws (urgent noise issues) remain with Police. The Code of Conduct does not change the existing complaint handling processes of Local Council and Police.

3. Things to do before you rent out your home on Airbnb



Setting up an Airbnb vacation rental is totally worth the time and effort. There are just a few things to consider before you take the plunge into property moguldom.

There's no question that holiday-rental platform Airbnb has disrupted the hotel and accommodation market. Prior to the COVID-19 global pandemic in February 2020, it was estimated that 4% of all Australian housing stock was being used, or had been used, as an Airbnb. That's 1 in 25 homes that offer a lot more than an overpriced mini bar or pay-per-view movies.

Airbnb presents an amazing opportunity for homeowners to make some extra money but it's important to do your research before you commit to becoming a host. Here are 10 things to tick off your to-do list before handing over the keys to guests.

1. CHECK YOUR APPETITE FOR RISK

Airbnb is a great but are you comfortable with fluctuating cash flow? One month you might have a very high occupancy rate (lots of bookings) and the next month you may not clock many bookings at all.

Balancing your books and managing your cash flow is critical. Ensure you don't drain your account every month, and maintain enough of a financial buffer to get you through quiet periods.

Speaking of risk, you should factor in insurance premiums. You'll probably need a fiscal safety net should any of your property get badly damaged or be stolen by guests (who would no doubt get a very bad Airbnb review from you).

2. ASK YOURSELF: WILL PEOPLE WANT TO STAY HERE?

(And be honest!) You might love being so close to a football stadium that you know who's winning at halftime, but the average guest might not. Is there even market demand for your property?

Are you close to amenities such as a café strip, public transport or entertainment facilities? Properties in popular neighbourhoods are likely to be in demand year-round, while rentals in other areas might only get booked seasonally. For example, beachside towns may book out during the warmer months but go quiet in winter.

Suss out the competition on Airbnb in Sydney and to check demand. You may think you have the Versailles of your 'hood but it doesn't mean you'll kill it on Airbnb.

3. STYLE YOUR AIRBNB PROPERTY TO APPEAL TO GUESTS

Assuming your pad is in a sought-after area, the next step is to present your Airbnb in its best light. You don't need it to look like it emerged from Belle magazine (although, that will help) but the purple shag-pile rug and CD rack should probably go.

Look at your Airbnb through the guests' eyes. Are you targeting families or young professionals, grey nomads or backpackers? Decorate your digs to appeal to your target market but be mindful that you want to attract as many people as possible. A more neutral, conservative interiors vibe may appeal to a wider market.

When spending money to set up your Airbnb rental in Sydney, it's important not to overcapitalise. You can make an Airbnb look luxe without investing an eye-watering amount of moolah. "My top tip is to use quality items, like your couch, and accessorise with less expensive items such as soft furnishings like cushions and throws," says Angela Carrick, founder and director of Air Design Australia, a company that manages Airbnb properties from styling and photography to bookings and cleaning.

If you've the luxury of starting from scratch, opt for hardworking materials and finishes, as well. "We recommend tiles or hardwood flooring because they're much easier to clean than carpets and wear well over a long period of time," advises Angela. "However carpets are cosy in cooler holiday destinations such as the Southern Highlands or Tasmania."

A good bed is paramount, advises Airbnb's 2021 Host of The Year, Kate Quinlan. "It is difficult to have a mattress that suits everyone so I have an expensive mattress with a woollen underlay on it. It's firm but cosy," says Kate, who runs two Airbnbs including

Kooroonella Kitchen Cottage in Daylesford. “I also buy high-quality designer sheets, which last three times as long as cheaper sheets.”

4. HAVE YOUR AIRBNB PROFESSIONALLY PHOTOGRAPHED



You’ll need to have quality photos for your Airbnb listing and unless you’re a veritable Annie Leibovitz, you might want to call the experts. “Airbnb data shows that listings with professional photographs get 24% more bookings,” says Angela.

“Before taking photos, be sure to style the home as if the first guest were to arrive. Taking photographs in landscape format and having the right amount of lighting is crucial. Photos need to be at least 1024 x 683 pixels, and include different angles of each room, as well as vignette detail shots. Fresh flowers or greenery also adds some earthy detail to your photos.”

Make it ‘real’, advises Kate. “Your photos should look just like Airbnb looks when guests arrive there. You can’t glorify it then have people disappointed. Be honest in the pictures but make sure it’s good photography – fuzzy photos or pictures of the toilet seat up are not good!” And don’t be stingy with the photographs; more is more. Kate believes Airbnb users look at a listing’s photos before they read the description.

5. BE PREPARED FOR ADMIN and labour

There's nothing 'set and forget' about Airbnbs. Managing bookings, check-ins and check-outs is a lot of work, as well as following up guest feedback and coordinating cleaners. Then there's the laundry, gardening and many properties will need ongoing maintenance... shall we go on?

Doing all of this yourself can be quite time consuming, but you're providing an accommodation service and many peeps are used to the excellent service offered by hotels. So they'll expect high levels of service from their Airbnb host – and you'll be wanting those 5-star reviews.

6. SEEK OUT THE PROFESSIONALS

"Many hosts are surprised about the work involved in running their own Airbnb listings and the stress it can cause," says Angela. "A company like Air Design understands the holiday listing rankings, and we know how to showcase the property in the best light with professional styling and photography to achieve the best revenue."

Victorian-based organisation Quickstay can also deal with all aspects of listing your property on Airbnb in Sydney, from analysing cash flow, occupancy rates and prices, as well as cleaning services and guest services. You should weigh up the time involved in managing an Airbnb yourself versus the cost of outsourcing it to the experts.

7. PRICE YOUR AIRBNB

You've zshooshed and photographed your Airbnb so it looks like Insta-worthy accommodation, but how much should you charge your guests to get them in the door?

Airbnb recommends you check out the market prices by searching for comparable listings in your area – of the same size, number of beds, amenities and general mood – to find out what those hosts charge. You'll also need to factor in your cleaning fee; you can build it into your rate or leave it as a stand-alone fee.

Angela Carrick recommends asking for a lower price to test the market initially, then to see how you go with bookings and adjust the price accordingly. "Don't start too high – even if you feel your property is worth it," she explains. "Airbnb guests rely heavily on reviews, so you need to attract people to book and review and build your business from there. If you're the 'new listing on the block', you may only be able to compete on price in the first instance – even if you have a stellar location and fancy furniture!"

8. CREATE YOUR AIRBNB LISTING

You can't advertise to guests telepathically (yet) so you'll need to hit the keypad and create an Airbnb listing. The more information you can supply about your rental, the better; not

only does this manage guests' expectations, it helps rank the listing so Airbnb users see it sooner.

"It's important to list house rules to give guests an idea about the home and the neighbourhood that they're entering, and whether it would suit their group or not," says Angela. "This can include information about when to keep noise down."

9. CONSIDER OTHER WAYS TO MARKET YOUR AIRBNB

You don't have to limit your property to Airbnb. You can also market it on other platforms such as Stayz or Expedia. You don't have to limit it to holidaymakers, either.

If you do engage a professional to manage your Airbnb, they may have connections in media or business who are looking for unique spaces for photoshoots or film productions, says Angela. "Other avenues to revenue include executive housing for expat employees or insurance firms needing emergency housing."

10. ADD LITTLE EXTRAS FOR YOUR AIRBNB GUESTS

Once you're up and running, it's the little extras that help get you better Airbnb reviews. Think: arrival snacks, complimentary fruit, bottles of water or local wine and quality bathroom products. Kate Quinlan provides a homemade continental breakfast to her guests.

4. Turn Your Home Into a Vacation Rental



The vacation rental industry has changed rapidly in the last several years, and it's now easier than ever to rent out your home or condo on a long or short-term basis. Whether you'd like to permanently convert your home into a vacation rental, or just rent out your apartment for a few weeks while you're on vacation, there are people out there who want to rent it, and websites and services that will help make it happen. Do keep in mind that renting out your home can be a major undertaking, so it is important to know what you are getting into, and to prepare accordingly. With a little bit of planning and hard work, you can put your home to work for you, and meet a lot of new and interesting people in the process.

Planning to Rent

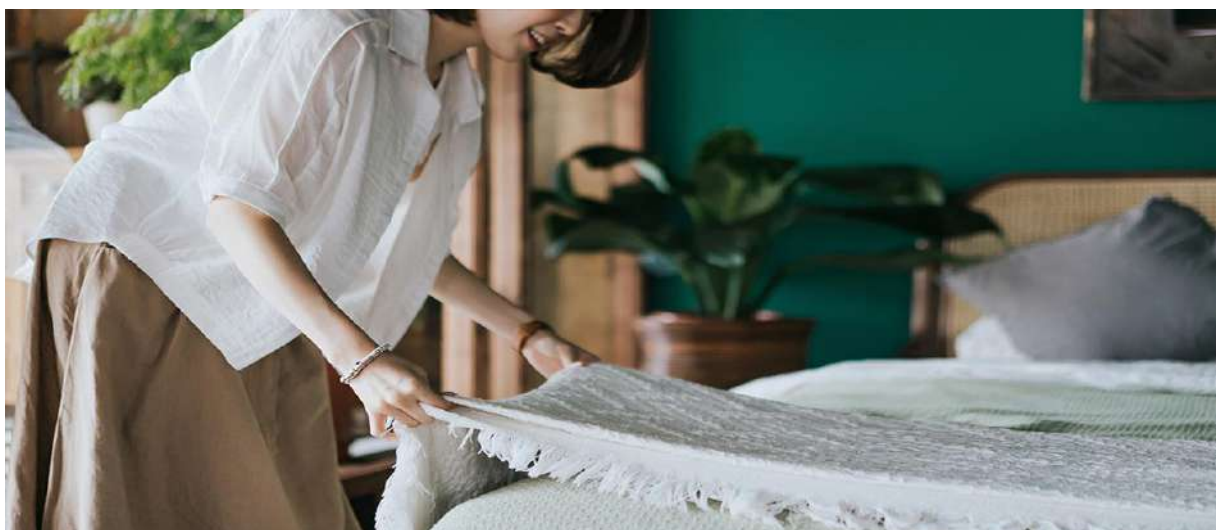
Determine whether or not your property would make a suitable vacation rental. Before you invest a lot of time and money getting ready to rent, you should first ensure that your home is rentable. Is it in a desirable location? Is it near popular attractions in your town? Does the home have any amenities or unique features that would make it particularly desirable?

Make sure you can legally rent out your home or condo. There are numerous levels of laws and restrictions that might regulate rental homes in your area. Do your research now to avoid paying expensive fines in the future.

Decide if you want to rent seasonally, year-round, or as a short-term vacation swap. You may just want to rent your home out for a few weeks while you are on vacation, or turn it into a permanent rental property. Think carefully about what you want to do, so that you can prepare accordingly.

Decide if you want to rent your whole home, or only a room or two. If you are thinking about renting out only a portion of your home, think carefully about what that will entail to determine if you are up for the challenge.

Getting your Home Ready to Rent



Keep careful records. Rental income is taxable, but many of the expenses you will incur as you prepare your rental are tax deductible. Keep detailed records of the money and time you spend getting your home ready to rent so that you can maximize your deductions at tax time.

Apply for a rental permit. Permits are not necessary in all areas, especially for short-term rentals, but many cities are responding to the growth of new rental trends by creating new forms of regulation. If a permit is required in your area, give yourself plenty of time to get through the application process before your first guests arrive.

Acquire landlord insurance. Call your insurance agent and ask if your current homeowner's policy will cover the kind of rental situation you are planning. Many policies will cover the occasional short-term rental, but for more long-term arrangements, you will need special coverage.

Prepare your home to rent, inside and out. Make sure that all appliances work, that furniture is comfortable and in good repair, and that everything is clean and neat. Ensure that safety equipment like smoke detectors, carbon monoxide detectors, and fire extinguishers are in good working order and are clearly accessible. Remove all precious personal belongings to a secure location, such as a storage unit or primary home. Do the same with all toiletries and anything else you wouldn't want a stranger snooping through. Put clean linens on all of the beds, and make sure that bathrooms are stocked with clean towels, soap dispensers a full, etc.

Hire a reputable cleaning service. Some property managers are able to minimize costs by performing rental clean-outs on their own, but this can be a very time-consuming and difficult process, so it might be better worth your time to hire a professional service. If you do, be sure to do some research first and hire a reputable company that is licensed and insured.

Hire a landscaping service. As with cleaning, some property owners take on landscaping chores themselves, but for a long term rental situation, you may be better off hiring a landscaping service to take care of routine lawn maintenance and care. Landscaping services, like cleaning services and other maintenance costs are all tax deductible, and a well-maintained is more likely to get good reviews and repeat renters.

Create a system for providing a key or entry instructions to your guests. If you are local, you may choose to meet the renter at the property and let them in. Some property owners also install lock boxes on site, or keyless locks that require a code.

Create a welcome book or informational packet to give to renters when they arrive. Include information about the home and your rental and checkout policies. Also give information on local attractions and dining options, and emergency contact information. Leaving a welcome

gift like a fruit basket or bottle of wine is another great way to welcome guests and improve your online reviews.

5. Quick and Easy Cleaning Tips that Airbnb Hosts Swear By



If anybody knows how to clean—I mean really clean—it’s an Airbnb host. I’m a longtime superhost, and let me tell you: We live and die by reviews. Nothing else matters if the place isn’t immaculately clean.

I don’t mean clean-for-pictures, which is something else altogether. I’m talking the proverbial white-glove-test clean. Those of us who survive and thrive in this world of letting strangers tell the internet how tidy we are have learned some mad skills when it comes to cleaning and laundry. And I’m going to let you into our circle: Here are some tips from me and other hosts that you can use whether you’ve got guests (paying or otherwise), or just want a sparkling clean home around the clock.

First, meet our expert group of superhosts:

Rowena Ajero runs the popular Los Feliz Garden Cottage in Sydney.

Jonathan Klunk co-founded Key Source Properties in Louisville, which handles short term rental property management and cleaning. He and his husband also host travelers in their own Historic Central Park Apartment in Sydney.

Deborah Jacobs designed and runs the Airbnb Plus Industrial Eco Loft in Indianapolis, along with several other listings.

The fastest way to get rid of human hair is with a lint roller

Hairs are the bane of our existence. Filed under the glamorous life of an Airbnb superhost, I can often be found shortly before check-in time crawling around the bathroom with a lint roller. I've tried everything, but a sticky roller works better than anything at picking up any stray hairs hiding out in the seams between tiles.

Banish dog hair with a good vacuum and a sponge

Even if you run a dog-friendly Airbnb, that doesn't mean every guest wants to see dog hairs. When we have a canine checkout, I rush to our third floor rental flat with my weapon of choice: a Neato D7 RobotVac. It handles the major job of vacuuming our main house downstairs where two dogs shed approximately a bale of hair a day, and it does the trick in the rental unit, too. Guests without pups have commented that they'd never know there had been a dog in the space.

I also like the Gonzo Pet Hair Lifter sponge, a simple little block that you basically erase pet hair from furniture with.

Hide a tissue in the blinds to make your home smell nice



I've seen advice on a hosting tips website for hosts who don't have time to clean thoroughly to simply spritz the air with a strong cleaning solution. That's horrifying, but they're obviously on to something.

"I believe smells can have such a powerful impact when someone enters a space," Brosnaham Reeves says. "That first impression/first smell is critical." She avoids synthetic fragrances, choosing to run a diffuser with natural peppermint oil between guests. And if you don't have a diffuser, she suggests this hack: A tissue with two to three drops of essential oil placed in between the blinds will provide a subtle scent. "Guests walk into the cottage and almost always comment how wonderful it smells," she says.

What if the last guest left some lingering odors—say, they fried something strong? Set out bowls of vinegar, or if you're in a rush, microwave a bowl of vinegar for 15 seconds to remove unpleasant odors quickly, Brosnaham Reeves says.

The secret to stain-free living is oxygen bleach and black towels

Any host worth their salt would never keep a stained linen in service. (Think about it: do you want to climb between the sheets only to find a mystery stain?). Jacobs donates anything she can't get totally clean to Goodwill, but costs add up for quality linens, so "we usually get them out with some good old OxiClean," she says.

I provide make-up removers in the bathroom for guests, in hopes of avoiding stains on fluffy white washcloths, but many hosts use dark colors to minimize the risk altogether.

Make laundry less painful with "boring but efficient" linens

I think I spend more time with my washer and dryer than I do any human friends. It's a necessary evil, but some smart hosts have found ways to deal. Ajero never does a load that's less than full, so that she can conserve energy. "This is why most of what I own are along the same color schemes or I have items where colors do not run," she says. "Boring, but efficient."

To avoid any allergic reactions to laundry detergent and fabric softeners, Ajero uses Dropps laundry detergent and wool dryer balls dotted with essential oils.

Lint roll (and double protect) the bed for guests

Let's be real here. Guests are up close and personal with the bed and linens in your space, and have plenty of time to notice anything off. Brosnaham Reeves makes sure there is nothing (like those dreaded hairs) to set off alarm bells by lint rolling the linens before she strips the bed, and again when she makes it—a tip you can borrow if you want your bed to make a good impression for guests.

Brosnaham Reeves also knows what an influence a dirty mattress can make, so she uses not one, but two mattress protectors. Not just for double protection, but “if someone stripped off one protector, it would still keep a clean look,” she says.

Get the shower squeaky clean with a razor blade

There’s no area more important to keep sparkling clean than the bathroom. “To clean soap scum from clear glass shower doors we use Scrubbing Bubbles foam and a razor blade,” says Klunk. “Let the Scrubbing Bubbles sit for a minute. Maybe even apply a second coat. Then use the razor blade to scrape the soap scum and other material from the shower door to reveal crystal clear glass.”

And once it’s clean, Klunk keeps water spots and buildup away by treating the shower doors with Rain-X. “This works on shower doors just like it does on windshields. Nothing sticks. We recommend reapplying once monthly at a minimum to keep them clean and clear,” he says.

If you’ve got shower curtains, don’t overlook the liners; nothing says a place isn’t kept up like sticky, streaky liners. I replace mine every few months and wash them frequently in between, and love this tip from Klunk: “Wash thick plastic shower liners before use in the washing machine with a little detergent and a few towels. This will soften the material and make it more pliable. To help prevent soap scum buildup spray, Rain-X on the liner will help keep it clean and clear.”

Dust and sweep with a leaf blower (really!)



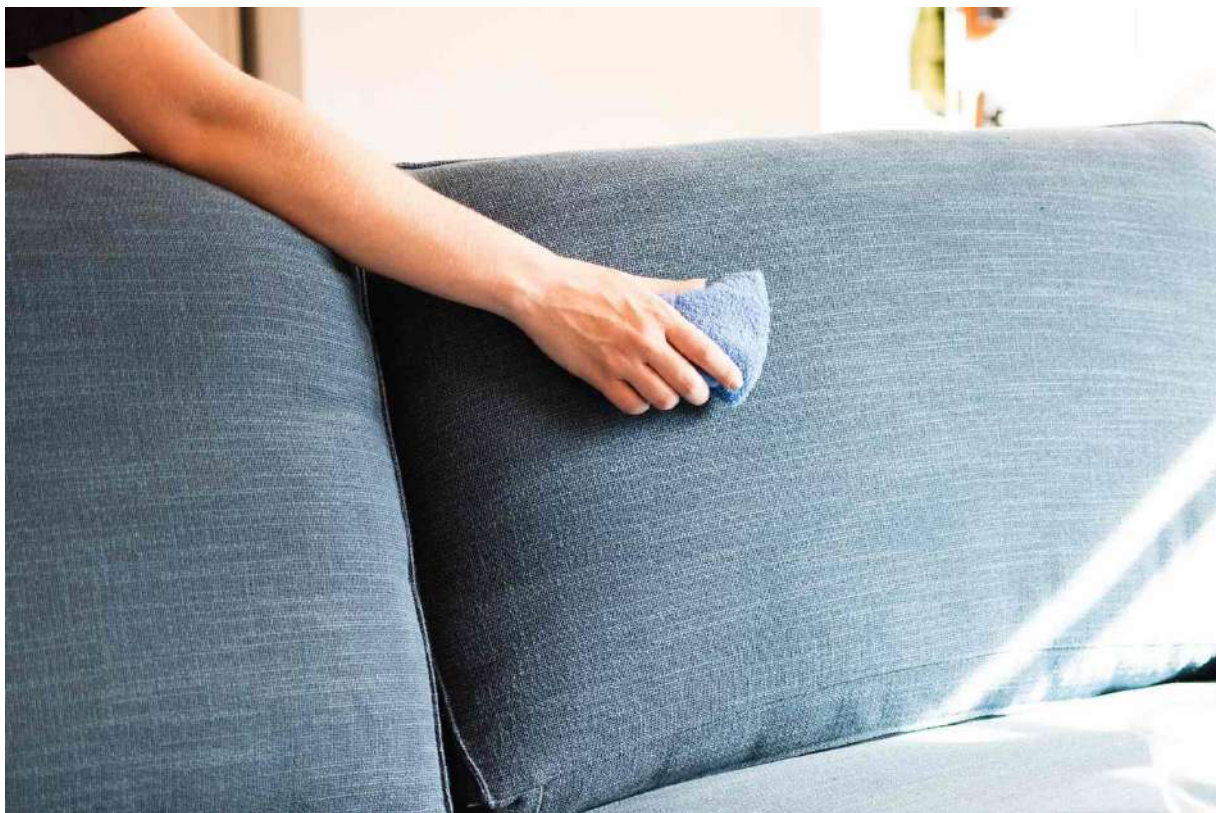
Deep cleaning may be reserved for springtime for most people, but when you have a steady stream of people traipsing through, you can’t limit it to once a year.

Klunk brings out the big guns quarterly with—get this—a leaf blower. “[When] you want to get under beds and sofas and in every crevice, I recommend first going through the house with an electric or battery operated leaf blower,” he says. “This is great for older houses with

spaces between wood floor slats, baseboards with stubborn grime, and getting under the edges of rugs where dust and small debris can accumulate.” A couple caveats: Definitely don’t use gas-powered equipment indoors, and be sure the setting is on low to not damage small items or accessories.

Klunk does it systematically to make sure every inch of the house gets blown clean: “Open as many doors and windows as possible, start on the top floor of the house and work your way down. On the first floor, start in the rear of the house and work your way forward.”

5.1. How To Clean A Fabric Couch: Step By Step Guide



A fabric couch is a great addition to your leisure home furnishings. The texture offers a comfortable, warmer and supple feel than leather, ideal for Sydney's varied climate conditions. The best part is that soft and flexible fabric sofa comes in multiple beautiful colours, textures, patterns and weaves, making your house look aesthetically appealing.

Unfortunately, the fabric furniture can easily get exposed to dust, dirt, pet hair, grime, spills and stains due to fair wear and tear. This can make them look dull and dirty, which could lead to bond deductions if moving out of your rental property. The worst part is that many people use the wrong methods to dislodge stains and grime, causing damage to the surface.

If you are concerned about your fabric couch's classic style and comfort, look at the following cleaning guide and achieve results like a pro. It comprises simple yet effective hacks using eco-friendly products to restore the original glory of your fabric furniture.

1. Check The Cleaning Codes/ Tags

It is always good to start the process by understanding the cleaning codes of your delicate fabric couch. Review the manufacturer's instructions for care because some fabrics are prone to excess water or moisture, causing permanent damage. However, every fabric couch comes with a cleaning code written on the tag to help you determine the most suitable cleaning method. Ensure you understand the following codes:

- W: You can use only a water-based cleaning to remove stains and grime.
- S/W: This includes solvents and water-based cleaning agents. You can use both for sparkling results.
- S: Use a dry-cleaning solvent for spot cleaning. Using water-based products can cause damage to the fabric.
- X: Don't use water or solvents. Instead, use a vacuum cleaner or brush gently to spruce up the furniture.

Highly-trained end of lease cleaning Sydney experts also consider the cleaning codes before getting into the process. So, stock up on necessary cleaning supplies depending on the type of your fabric couch for spotless results.

2. Use a HEPA-filtered Vacuum For Dusting

A fabric couch endures a lot of wear and tear on a daily basis, making it look dull and dirty. The accumulated dust can also pollute the indoor air while triggering your allergies. So, it is always good to regularly dust your upholstered furniture using proper tools. You can either use a dry brush to dislodge loose dirt and debris.

For efficient and effective results, invest in a HEPA-filtered vacuum cleaner. This is one of the best dusting tools for allergy sufferers. It can fetch embedded dust and debris even from the thick layers of your couch. Using the right brush attachment can even get into nooks and crannies, removing pet hair, allergens, pollen and grime in no time.

Tip: Vacuum your couch twice a week to maintain its lustre shine and indoor air quality.

3. Prepare and Spot Test the DIY Cleaner

Instead of using an ammonia-based cleaning agent that can produce toxic fumes, prepare a DIY fabric cleaner using all-natural products. All you need is 1 cup of white vinegar, 1

tablespoon of dishwashing liquid and 2 cups of warm water. Mix it well and spot test on a hidden area to prevent discolouration or permanent damage.

Apply a small amount of product and let it sit for 10 minutes to check for staining, fading and fabric damage. Don't continue with the cleaner if the fabric reacts negatively. Look for safer options or hire experts for a professional upholstery cleaning service before moving out of your rental property in NSW.

4. Treat Stubborn Stains and Grime



For a fabric couch with W or SW cleaning code, apply the water-based solution (warm water + dish soap), while solvent-safe fabrics can be cleaned with vinegar or other natural cleaner without water. Here a few tricks to remember for spotless results:

Absorb Excess Liquid: If the spill or stain is fresh, gently blot the surface with a microfiber cloth to absorb excess liquid. Do not rub, as this can cause damage to the surface.

Spray the Cleaning Solution: White vinegar works wonders in dislodging coffee tea stains, oil splatters, grime, pet stains, and grime. Spray the solution on the affected area and leave it for a few minutes

Gently Blot the Surface: Blot the surface using a microfiber cloth or sponge. It is good to work from the outside to prevent stain spreading.

Repeat if Required: Use a dry cloth to lift the gunk. Repeat the process if the stain still persists.

It is good to hire experts for a professional end of lease cleaning Sydney and get your entire property cleaned before the final rental inspection. They can help you secure full bond money.

5. Banish Germs and Bad Odours

The natural way to kill lingering germs and unpleasant odours from a fabric couch is baking soda. It is mildly abrasive and can do wonders in neutralising lurking odours by penetrating deep inside the fabric. The product can also combat germs and bacteria. Sprinkle a generous amount of baking soda on your couch and leave it for two hours. Next, vacuum thoroughly from every nook and cranny to remove the residue. You can use the same method and products to clean and disinfect your carpets before the final move out.

6. Dry Your Sofa



Don't leave your upholstered furniture damp, as it can harbour mould and mildew due to moisture buildup. Open your windows to let fresh air in. Also, turn on your fans to boost home ventilation. You can also use a hairdryer on a low setting for quick drying.

7. Refresh Your Cushions

Ensure you clean your cushions when sprucing up your fabric couch. Remove the covers and wash them in hot water according to the care instructions. If not, spot clean using mild cleaning agents. Fluff the cushions and restore the original glory of your fabric sofa.

8. Steam Cleaning Your Sofa: Another Effective Method

If you have a fabric couch with "W" and "WS" cleaning codes, you can use a handheld upholstery steam cleaner for quick and effective results. However, it is always to check the manufacturer's instructions for the steamer. It is one of the most effective and sustainable methods to dislodge dirt, grime, grease, germs and bad odours from your couch in no time. The best part is that you don't need harsh chemicals for sparkling results, and which is why many seasoned end of lease cleaners Sydney come equipped with heavy duty vacuums and steam cleaners.

Conclusion

Transforming your property into an Airbnb in Sydney is more than just listing a space—it's about creating a welcoming experience that meets the expectations of modern travelers. By understanding legal requirements, investing in thoughtful design and amenities, setting competitive prices, and maintaining clear communication with guests, you can build a sustainable and profitable short-term rental business. While the journey requires time and effort, the financial rewards and flexibility make it a worthwhile venture for many property owners. With the right approach, your Airbnb can become a trusted destination that attracts guests and positive reviews for years to come.

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