

# THE ULTIMATE AIRBNB SETUP CHECKLIST

Curated for premium  
Short-Term Rentals  
in Sydney.



check it off the list

## ESSENTIAL ITEMS (Foundation of a Five-Star Stay)

- **Bedding Configuration**

Clear setup with proper layering—base linen, protectors, doona/duvet.

- **Pillows**

Two per guest minimum; ideally a mix of firmness levels.

- **Full-Length Mirror**

At least one per home. Great for outfits, business attire—or the classic beach selfie.

- **Hair Dryers**

One per bathroom if possible, safely stored and easy to find.

- **Hangers**

Minimum 10 per person. More is better—especially for longer stays.

- **Cutlery, Crockery & Glassware**

Enough for double your maximum occupancy. Include mugs, wine glasses, flutes, and child-friendly options.

- **Coffee Machine**

Pod machine preferred, with a small starter pack.

- **Smart TV**

Streaming-capable so guests can access Netflix, YouTube, or Stan.

- **Toiletries**

Stock shampoo, conditioner, body wash and hand soap. Bonus points for eco refills.

- **Towels**

Two per guest + extras for beach or pool use (labelled separately).

- **Toilet Brush & Sanitary Bin**

In each bathroom—non-negotiable for cleanliness and respect.

- **Keyless Entry + Lockbox Backup**

Simplifies check-in and gives peace of mind.

- **Safety Gear**

Smoke alarms, fire blanket, extinguisher, and a basic first aid kit.

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- **Laundry Setup**  
Washer, dryer or rack, detergent, steamer, iron and board.
- **Kitchen Appliances**  
Microwave, kettle, toaster, sharp knives, chopping boards, tongs, can and wine opener.
- **Cleaning Tools**  
Vacuum, broom, mop, dustpan, surface spray, bin liners, bucket.
- **Squeegee in Showers**  
Helps guests keep glass clean and reduces watermarks.
- **Floorplan with Fuse Box & Water Shutoff**  
Printed and laminated or inside your house manual.
- **Pest Spray**  
Safely stored but accessible if needed.
- **Spare Bulbs & Batteries**  
AA/AAA, plus a small screwdriver.
- **Strong Wi-Fi**  
Capable of supporting work calls, streaming and multiple users.
- **Oven & Cooking Tools**  
Baking trays, pots, colander, measuring jugs and cups.
- **Fire Blanket in Kitchen**  
Clearly marked and easy to reach.
- **Clock or Smart Speaker**  
A simple luxury—handy for music or wake-up calls.

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## BONUS ESSENTIALS (For Hosts Who Want Five-Star Consistency)

- **Bedside USB Chargers or Wireless Pads**  
Convenience in a modern guestroom.
- **Towel Labels & Extras**  
Avoid confusion between beach and bath towels.
- **Bin Labels**  
Recycling, landfill and organic bins as per local council rules.
- **Owner's Guidebook**  
Include appliance instructions, local food recs, and emergency info.
- **Games & Entertainment**  
Uno, Scrabble, cards or puzzles for rainy afternoons.
- **Outdoor Tools**  
Cordless blower or broom for leaves and sand.
- **Child Gear**  
High chair, plastic cutlery/plates, and a colouring book or two.
- **Picnic Blanket**  
Encourages guests to explore local parks or beaches.
- **Beach Kit**  
Bag, umbrella, and sunscreen stored neatly.
- **Barware**  
Wine and cocktail glasses, opener, shaker—hospitality extras go a long way.
- **Universal Adaptors & Chargers**  
International guests will love you for it.
- **Full Cookware Kit**  
Non-stick pans, mixing bowls, trivets, oven mitts and chopping mats.
- **Fridge Magnets with Info**  
Keep Wi-Fi, check-out and emergency contacts front and centre.
- **Bathroom Magnifying Mirror**  
A small luxury that gets rave reviews.
- **Throw Blankets**  
Add comfort and texture—especially for chilly evenings.
- **Wardrobe Extras**  
Shoehorn, lint roller, and sewing kit for business guests.

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## SECRET TOUCHES (To Win Guests' Hearts)

- **Welcome Note**  
Personal and handwritten with tailored local tips.
- **Quality Chocolate or Wine**  
A simple, universal way to make guests smile.
- **Seasonal Comforts**  
Portable fan in summer, hot water bottle in winter.
- **Fresh Flowers or Diffuser**  
Choose a hypoallergenic scent or simple bloom.
- **Grocery Starter Pack**  
Milk, tea, instant coffee, sugar, salt, pepper, and oil.
- **Small Safe**  
For passports and valuables—especially important for overseas guests.
- **Spotify QR Code**  
Curated playlist for a relaxed, personalised atmosphere.
- **Shoe Tray by the Door**  
Subtle hint to leave shoes off—keeps the home clean.
- **Umbrellas**  
A thoughtful win on a rainy day.
- **Felt Pads under Furniture**  
Less noise, fewer scuff marks.
- **Digital + Printed House Manual**  
Combine a beautiful in-home copy with a pre-arrival PDF.
- **'Did You Forget?' Drawer**  
Spare toothbrush, earplugs, sewing kit.
- **Robes & Slippers**  
For premium homes, this adds a hotel-grade polish.