



ROOMING HOUSES AND INVESTMENT PROPERTY

WOMBAT FURNITURE PACKAGES

harryimam.com.au



A FURNITURE PACKAGE CAN ENHANCE THE ATTRACTIVENESS OF YOUR INVESTMENT PROPERTY, BOOST RENTAL INCOME, AND STREAMLINE THE MANAGEMENT PROCESS, MAKING IT A WISE CHOICE FOR INVESTORS LOOKING TO MAXIMISE THEIR INVESTMENT POTENTIAL.

EXECUTIVE SUMMARY

WHY A FURNITURE PACKAGE?

- Enhanced market appeal
- Higher rental income
- quality and durability
- Time and convenience
- Consistent aesthetic

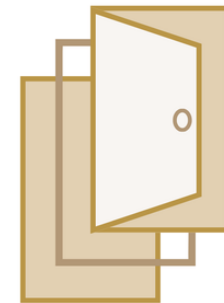
INCLUSIONS

- Furnishing Schedule
- Delivery
- Assembly and Installation
- Disposal of packaging



Wombat Furniture Packages

by



Harry Imam

A WELL-COORDINATED FURNITURE PACKAGE CREATES A MOVE-IN-READY ENVIRONMENT, ATTRACTING A BROADER RANGE OF TENANTS, PARTICULARLY THOSE SEEKING CONVENIENCE IN COMPETITIVE MARKETS, OR MOVING FROM INTERSTATE, OVERSEAS OR OUT OF HOME FOR THE FIRST TIME.



WHY A FURNITURE PACKAGE?

ENHANCED RENTAL APPEAL

A well-furnished property attracts tenants quickly, especially in competitive rental markets.

Furnished properties are a move-in-ready option that many renters prefer.

HIGHER RENTAL INCOME

Properties that come fully furnished often command higher rental rates, allowing you to maximise your return on investment.

QUALITY AND DURABILITY

Many furniture packages are designed with investment properties in mind, featuring durable materials that can withstand wear and tear.

Having fully furnished rooms also means tenants aren't moving large items into and out of the property, minimising any damage to walls and floors inside.

TIME AND CONVENIENCE

Researching, purchasing and installing furniture and appliances can be time-consuming. A furniture package streamlines the process, saving you time and effort. With quality, durable furnishings, investors also benefit from reduced maintenance and management hassles, ensuring the property remains in excellent condition over time.

CONSISTENT AESTHETIC

A furniture package ensures a cohesive design and style throughout the property, enhancing its overall appeal to potential buyers and tenants.



LET US SAVE YOU TIME AND EFFORT WITH OUR MARKET TESTED STYLED FURNITURE PACKAGES FOR YOUR ROOMING HOUSE OR INVESTMENT PROPERTY. ITEMS HAVE BEEN COORDINATED TO BE AESTHETICALLY PLEASING, AND ARE THE BEST VALUE AND PERFORMING IN THEIR CLASS.

INCLUSIONS

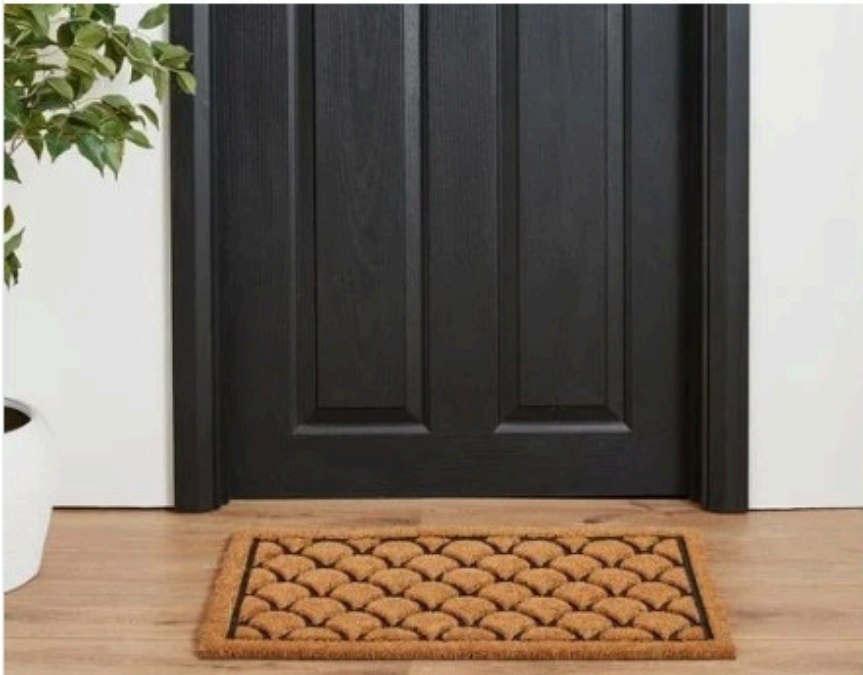
COMMON AREA / LOUNGE / LAUNDRY	QTY	INSTALLATION*
Front door mat	1	
Dining table and chair set	6	<input checked="" type="checkbox"/> Assembled on site
Clock	6	<input checked="" type="checkbox"/> Wall hung and batteries put in
Lounge sofa	6	<input checked="" type="checkbox"/> Assembled on site
Side table	1	<input checked="" type="checkbox"/> Assembled on site
Wall art	6	<input checked="" type="checkbox"/> Framed and wall hung
Washing Machines	2	<input checked="" type="checkbox"/> Installed on site
Broom	1	
Mop + bucket	1	
Bagless vacuum	1	<input checked="" type="checkbox"/> Unpackaged and stored in cupboard

*All packaging and other rubbish will be disposed of as part of installation. Our team will use their discretion to fit furniture in the property and store unpackaged items in reasonable locations.

INCLUSIONS

COMMON KITCHEN / KITCHENETTES	QTY	INSTALLATION*
Frypan	6	
Saucepan	6	
Serving bowl	6	
Colander	6	
Chopping board	6	
Knife set	6	
Tea towel set	6	
Bin	6	
Mug set of 2	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Glasses set of 2	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Bowls set of 2	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Dinner plates set of 2	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Side plates set of 2	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Cutlery set	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Utensils (including can opener and vegetable peeler)	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Tongs	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Spatula	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Cutlery Tray	6	<input checked="" type="checkbox"/> Unpackaged and stored in cupboards
Dishrack	6	<input checked="" type="checkbox"/> Unpackaged

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INCLUSIONS

BEDROOMS	QTY	INSTALLATION
Queen bed frame	5	<input checked="" type="checkbox"/> Assembled on site
Queen mattress	5	<input checked="" type="checkbox"/> Assembled on site
Mattress protector	5	
Bedside table + lamp	5	<input checked="" type="checkbox"/> Assembled and plugged in
Study Desk + chair	5	<input checked="" type="checkbox"/> Assembled on site
Coffee table	5	<input checked="" type="checkbox"/> Assembled on site
50" TV + wall mount bracket	5	<input checked="" type="checkbox"/> Wall mounted and installed
Fridge/freezer	5	<input checked="" type="checkbox"/> Installed
Microwave	5	<input checked="" type="checkbox"/> Plugged in
Toaster	5	<input checked="" type="checkbox"/> Plugged in
Kettle	5	
Portable hotplate	5	
Coffee press	5	
Outdoor table and chair set	5	<input checked="" type="checkbox"/> Assembled
Clothes pegs + peg bucket	5	
Laundry basket	5	
Bin	5	

INCLUSIONS

WELCOME PACK	QTY	INSTALLATION
Biscuits	1	
Tea	1	
Ground coffee	1	
Reed diffuser	1	
Soda water	2	
Toilet paper	1	
Handwash	1	
Dishwashing detergent	1	
Dish sponge	1	
Card	1	<input checked="" type="checkbox"/> Welcome card with details of nearby restaurants, groceries, retail/food partnership discounts, emergency information etc.
Gifting tray	1	<input checked="" type="checkbox"/> All items packed neatly into gift tray and placed in unit prior to tenant move-in.

WHY CHOOSE US?

Harry Imam and the team at Hugo Alexander have managed, leased and sold many Rooming Houses and we've seen many different properties. In our experience, fully furnished and well-maintained Rooming Houses with quality appliances and comfortable furniture perform the best.

We've designed our furniture package to be functional, practical and have a cohesive look and feel to elevate your property. We also strive to ensure each item provides exceptional value for money and backed by a warranty to maximise longevity and for quality assurance.

And it's not just about the furniture. We know how important it is to maintain positive relationships with your tenants and ensure they keep the property in good condition. Each item in the furniture package is tenant-approved and selected based on overwhelmingly positive feedback. Plus, we make sure to include a welcome pack for new tenants to help them make the place feel like a home.

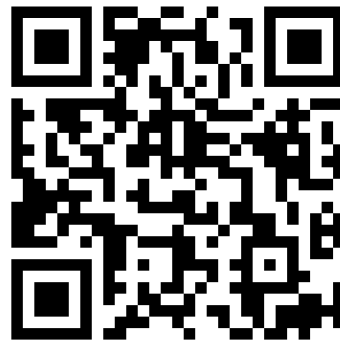


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CONTACT

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