HOUSE OF DELPHI

PERFORMANCE DESIGN FOR SHORT TERM RENTALS



SERVICES · HOMES LIKE YOURS · RESULTS

Homes set up to perform

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WHAT WE DO

A beautiful stay. A smarter investment.

We furnish and style short-term rentals so they welcome guests, work well every day and reach their full earning potential.



MEET THE FOUNDER

Hi, I'm Delphi.

I'm a mum of two beautiful children and I have always loved interior design. So after 11 years in a corporate job, I left to study it and start my own studio.

Along the way I built four successful Airbnb listings of my own. I know what guests notice, what hosts need and where the budget is best spent.

Now I help other homes reach their full potential. House of Delphi is founder-led, so the person you talk to is the person designing your home.

Delphi Zhou
Founder & Senior Designer

Space that works

Layouts and furniture planned around how guests really use a home.

Appeal that lasts

Styling that photographs beautifully and holds up, booking after booking.

Spending with purpose

Your budget goes where it counts, and we keep what you already own.

Made for guests. Mindful of your return.

Whether your home is empty, half-furnished or already listed, there is a package to suit.

SEE OUR PACKAGES →

FURNISH & STYLE

For homes being set up or relaunched

Three packages, each building on the one before. Choose the level your home needs to be ready to photograph and list.

01

Styling Package

Best for furnished homes that feel flat in photos

- Design concept and visuals
- Artwork, decor, soft furnishings
- Professional listing photography

TYPICALLY
$4,600–7,000
+ GST · two-bedroom home

02

Elevation Package

Best for homes that need furniture swapped or added, as well as styling

- Design concept and visuals
- Furniture supplied and installed
- Artwork, decor, soft furnishings
- Professional listing photography

TYPICALLY
$8,500–16,000
+ GST · two-bedroom home

03

Premium Full Package

Best for empty homes, handed back ready for guests

- Design concept and visuals
- Furniture supplied and installed
- Artwork, decor, soft furnishings
- Linen, kitchen & bath essentials
- Professional listing photography

TYPICALLY
$12,300–18,000
+ GST · two-bedroom home

Typical ranges for a two-bedroom home, with decor and furniture included. Your quote depends on what the home needs. Already listed? See Performance Uplift on the next page.

HOW IT WORKS

1 · Visit
We walk the home and agree the brief.

2 · Concept & quote
A design direction and a room-by-room quotation.

3 · Install
Around 10 business days from confirmation, subject to stock.

4 · Photograph & list
Professional listing photography, then you go live.

PERFORMANCE UPLIFT

For homes already listed

Your home is live and furnished but could be earning more. Start with an audit, refresh only what matters, then measure the difference. For a full restyle or new furniture, see the packages on the previous page.

STEP 1 · START HERE

Uplift Audit

$490

+ GST · credited toward a refresh or package

- 1.5-hour visit to your home
- Prioritised, costed action list you can do yourself
- Review of your listing and nearest competitors
- Photo shot list and cover image recommendation

STEP 2 · REFRESH, IF YOU WANT US TO DO IT

Light Refresh — FROM $1,200

A plan to lift your listing, light styling of the key rooms and new listing photography.

Two-bedroom home + GST

Core Refresh — FROM $4,100

A plan to lift your listing, styling across the whole property and new listing photography.

Two-bedroom home + GST

Fees exclude GST · Every home is quoted individually

STEP 3 · WE MEASURE THE RESULT

Nightly rate
What guests pay per night

Occupancy
How many nights are booked

Review score
How guests rate their stay

We compare your listing's figures before and after the refresh, so you can see what changed.

Ready to talk about your property?

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CASE STUDY 01 · GEELONG VIC | 3 BR | HOUSE WITH BACKYARD

Same sofa. A different listing.

Styling Package





Kept what worked

The sofa, coffee table and rug stayed, so the budget went into what guests notice.

Added colour and texture

Terracotta and olive cushions, a layered throw and statement artwork.

Warmed the room

Wall lights, greenery and a styled shelf give the photos a focal point.

FINANCIAL UPLIFT

NIGHTLY RATE

$310 → $345

OCCUPANCY

64% → 72%

EXTRA REVENUE PER YEAR

+$18,300

$4,600 + GST invested
decor included
paid back in about 3 months

Before $72,400

After $90,700

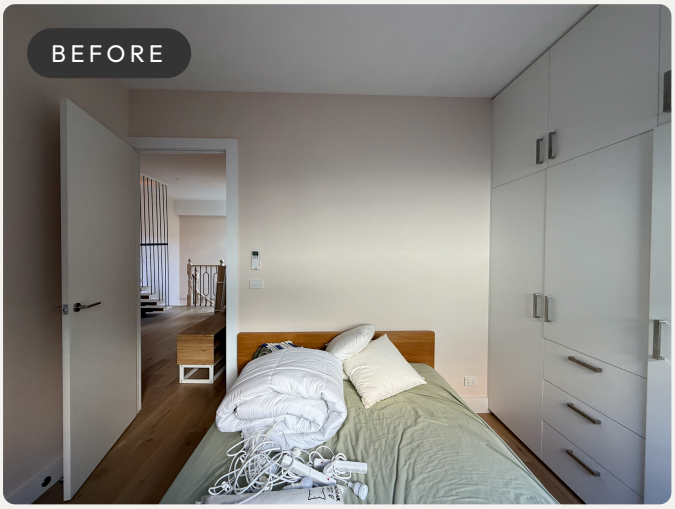
Terms: "before" is the listing's performance prior to styling; "after" was measured over the six months since it relaunched. Both are shown as a yearly equivalent. Payback is measured on extra booking revenue. They are not a guarantee of results for future projects, which depend on market conditions, season, location, property management and other factors. Figures show booking revenue before platform fees, cleaning and management costs.

CASE STUDY 02 · RICHMOND VIC | 2 BR | BRAND NEW TOWNHOUSE

A new townhouse, ready to book.

Elevation Package

More images in photo gallery, page 9





Furnished where it mattered

New pieces where the home needed them. The oak bed stayed.

Introduced a palette

Indigo artwork and cushions over gingham linen and a textured throw.

Warmed the room

Paper lantern lights add a soft glow, and greenery styles the landing beyond.

ESTIMATED YEARLY PERFORMANCE

NIGHTLY RATE
$255

OCCUPANCY
72%

REVENUE PER YEAR
$67,000

$15,600 + GST invested
furniture included
paid back in about 4 months

Terms: figures are an estimate based on the listing's average nightly rate and occupancy, shown as a yearly equivalent. They are not a guarantee of results for future projects, which depend on market conditions, season, location, property management and other factors.

CASE STUDY 03 · ALPHINGTON VIC | 4 BR | HOME CINEMA, POOL & SPA

From empty room to booked home.

Premium Full Package

More images in photo gallery, page 9





Furnished from empty

Sofa, armchairs, tables and TV unit chosen to seat a full house of guests.

Layered for comfort

A large rug, cushions, throws and a floor lamp soften the room.

Framed the outdoors

Seating faces the spa and courtyard, the feature guests book for.

ESTIMATED YEARLY PERFORMANCE

NIGHTLY RATE
$580

OCCUPANCY
68%

REVENUE PER YEAR
$144,000

$23,600 + GST invested
furniture included
paid back in about 3 months

Terms: figures are an estimate based on the listing's average nightly rate and occupancy, shown as a yearly equivalent. They are not a guarantee of results for future projects, which depend on market conditions, season, location, property management and other factors.

CASE STUDY 04 · NARRE WARREN NORTH VIC | 5 BR | FIRE PIT & LAKESIDE GROUNDS

From bare floors to a lakeside estate.

Premium Full Package

More images in photo gallery, page 10





Furnished from empty

A modular sofa, swivel armchairs and a statement coffee table, sized for groups of ten.

Worked with the architecture

Soft boucle and black accents sit against the plaster wall and timber ceiling.

Opened to the view

Seating faces the lawn and the water, with greenery drawing the eye outside.

ESTIMATED YEARLY PERFORMANCE

NIGHTLY RATE
$605

OCCUPANCY
62%

REVENUE PER YEAR
$136,900

$33,000 + GST invested
furniture included
paid back in about 4 months

Terms: figures are an estimate based on the listing's average nightly rate and occupancy, shown as a yearly equivalent. They are not a guarantee of results for future projects, which depend on market conditions, season, location, property management and other factors.

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FINISHED HOMES

Photo gallery

01 Alphington Retreat | Pool, Spa & Home Cinema | Alphington VIC

CASE STUDY 03





02 Wake Up and Walk to the Sunday Market | Alphington VIC





03 Stylish Richmond Home near Swan St & the MCG | Richmond VIC

CASE STUDY 02





FINISHED HOMES · CONTINUED

Photo gallery

04 Luxury City Cabin in the Woods | Hornsby NSW





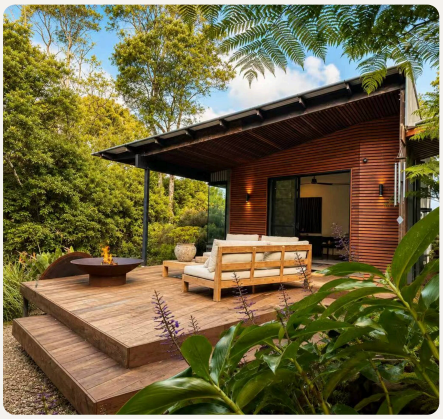
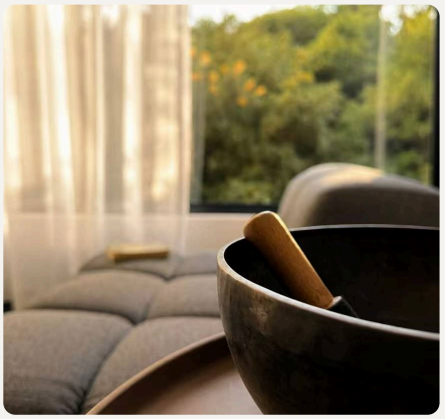
05 The Lakeside Estate | Fire Pit & Grounds | Narre Warren North VIC

CASE STUDY 04





06 Designer Hinterland Sanctuary for Two | Bangalow NSW


FINISHED HOMES · CONTINUED

Photo gallery

07 Panoramic Skyline Haven with Pool & Views | Southbank VIC





08 The True Beach Dome | Palm Beach QLD





09 Elegant Waterfront Retreat | Harbour & River Views | Williamstown VIC





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Scan to visit our website

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