

7 Design Tips For Maximising Rental Returns



7 Design Tips For Maximising Rental Returns

You want maximum return on your investment. Is the new home you're about to build going to be designed in a way to give you the best rental income? Here are some design tips to give you a head start:

1. Getting the Most from Small Spaces

It's easy to design a big house. Designing a compact design so that it feels spacious is a skill. So why is this relevant? The more compact you can design a home, the more cost effective it is to build. The more cost effective it is to build, the better your return on investment. Sounds simple doesn't it? It's not that easy though, if you get it wrong you end up with a 'poky' house. Our 19 years' experience have taught us a few tricks of the trade.

2. Location, Location, Location - It Applies to Rental Properties too

We see it so often. When you're buying your own house you're very conscious about the location. Then someone wants to do a rental property and they rush off and buy the cheapest land they can find. And then they wonder why they can't get the returns they had hoped for. Don't do this – you're too smart.

3. Storage, Storage and More Storage

There is nothing that turns someone off more than walking into an empty bedroom that doesn't boast any sort of storage. Including floor to ceiling sliding door robes is a cost effective way to put a smile on any prospective renter's face.

4. A Sparkling Bathroom and a Spacious Kitchen

Fresh and inviting bathrooms and spacious open-plan kitchens will warm the hearts and minds and make it so, so much easier to get the rental return you want. Keep the bathrooms light, both in colour and by ensuring good natural light. Then add a striking feature such as a geometric feature tile or stunning vanity and mirror. An open plan kitchen with plenty of storage (perhaps even a walk in pantry) will put your home at the top of any list of rental options

5. Make Sure the Interior Design Brings Character but Doesn't Offend

If you stick 100% with white, neutrals and bland tones you risk your house feeling as if it has no soul. On the contrary, if you go over the top with polarising bold finishes you may turn someone off. There is a subtle balance between being too boring or too bold. As with your bathrooms, keep it simple and add just enough small touches of colour and styling to make a statement. Or simpler still – leave it to one of our Interior Designers. That's their day job!

6. Flexibility

Every renter and every family is different. Make sure your floor plan is flexible. An open plan living area lets the client choose how to use it rather than building separate smaller living and family rooms. Rather than a study – make it large enough to be called a bedroom and include a robe. Make sufficient room in the laundry so that it can fit a good size washing machine. Same with the fridge space – it could be something as simple as that that makes your house a better offering than one down the road.

7. Sustainable Design - Especially Insulation

Being based in the New England High Country, this is always top of our mind. Being able to tell a prospective renter that your house will ensure they keep cosy while also reducing their energy bill is a very big cherry on top. I know it costs a bit extra up front but it will always make your home an easier one to keep occupied.

Thanks for reading these "7 design tips for maximising rental returns." We could easily have made it 14 tips... but then you would have nothing to talk about when you get in touch with us!