

What are tenants looking for?

2026
Edition

Property Management is changing ————— let us manage it for you.

Covering Adelaide and surrounding suburbs, we have some key insider information to get your investment suitably tenanted.



Connecting people with property.
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Adelaide Property Investors: are you setting your rental up to attract quality tenants – or unintentionally pushing them away?

Even well-located Adelaide Properties can attract the wrong type of tenant if they're not positioned properly from the start. The result?

- Late payments
- Excessive wear and tear
- Higher turnover
- Ongoing stress and avoidable costs

In most cases, these problems don't start during the tenancy. They start before the lease is even signed. That's why Rental Property Network created this guide.

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Thinking of

BUYING OR SELLING?

Mazzeo Real Estate is a proudly family-owned agency based in Adelaide, dedicated to delivering a personalised and stress-free experience when it comes to property sales. We understand that every client's journey is unique; whether you're an investor working with Rental Property Network and looking to sell or grow your portfolio, or a first home buyer taking those exciting initial steps into the market.

Our team is here to guide and support you at every stage. With a strong commitment to providing honest advice, in-depth local market knowledge, and seamless transitions, Mazzeo Real Estate is here to turn your property goals into reality, no matter where you are on the path.



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A Clean, Well-Presented Property

Cleanliness is one of the strongest signals to prospective tenants about the standard of a Property and the expectations of the Landlord. Quality tenants are far more likely to apply for homes that are professionally cleaned, free of odours, and presented in a way that feels move-in ready. This will also assist in justifying decisions on the pricing of the Property.

Dust, stains, dirty carpets, and unclean kitchens or bathrooms can create the impression that the Property has not been well cared for, even if the location and layout are excellent. This can deter higher-quality applicants and attract tenants who are less concerned about standards. A professionally cleaned Property sets the tone for the entire tenancy and helps establish a culture of care and respect from the very beginning.



Mazzeo Real Estate recently sold this lovely Property at 15 Flinders Street, Angle Vale. The rooms were exceptionally clean and tidy, which left a spectacular impression on clients.

Well-Maintained Fixtures & Fittings

Loose door handles, dripping taps, cracked tiles, broken blinds, and worn fixtures may seem minor, but to quality tenants they are indicators of how proactive a Landlord is, or can be.



Door handles and tiles...

Tenants who value their living environment are more likely to choose homes that feel solid, functional, and well maintained. Addressing small issues before marketing reduces negative feedback at inspections and prevents small problems from becoming larger, more expensive repairs during the tenancy.

Well-maintained fixtures also reduce maintenance requests and help preserve the overall condition of the Property over time.

We are happy to recommend tradespeople or organise these services for you. We are happy to help you to make your Property the best it can possibly be. Some minor fixes, like small leaks or cracks, can be done simply at home as a DIY project. If you are unsure of the severity of damage, please contact your Property Manager.



Heating & Cooling

Adelaide's climate makes heating and cooling one of the most influential decision factors for tenants. Hot summers and cool winters mean tenants place a high value on effective air conditioning, ceiling fans, and reliable heating systems.

Properties with functional climate control often attract stronger enquiry, achieve faster leasing times, and retain tenants for longer. When heating and cooling systems are unreliable or outdated, tenants may view the Property as uncomfortable and look elsewhere... even if the rent is competitive.

Upgrading a home's heating and cooling systems can be expensive. For older homes, split-systems are a good way to avoid costly pay-outs.

When it comes to maintenance, tenants are usually accommodating to clean items such as air conditioner filters. Our Property Managers take photos and keep logs on the status of these fittings in order to ensure their longevity and care.

Ensuring systems are serviced and working correctly before leasing helps create a positive tenant experience from day one.

Neutral & Modern Finishes

Neutral colours, modern finishes, and simple styling help tenants imagine the Property as their future home. Quality tenants are often looking for a space that feels fresh, contemporary, and adaptable to their own furniture and décor.

Strong or dated colours, worn paintwork, or heavily personalised design choices can limit appeal and narrow the pool of suitable applicants. A fresh coat of neutral paint is one of the most cost-effective upgrades a Landlord can make to improve presentation and attract better tenants.

Modern finishes also signal that the Property is being actively maintained and upgraded over time.

Mazzeo Real Estate recently sold 12/221 Churchill Road, Prospect. This Property was full of neutral finishes, giving it an appealing and clean look perfect for students and renters.



Practical Storage Space

Storage is a key consideration for many tenants, particularly families and long-term renters. Built-in wardrobes, linen cupboards, garage storage, and practical kitchen storage all contribute to how liveable a property feels.

A lack of storage can make even a well-sized property feel cramped, while smart storage solutions can make smaller homes feel more functional and appealing. Quality tenants who plan to stay longer are more likely to choose homes that support comfortable, organised living.

This recently sold home from Mazzeo Real Estate, 6 Ava Close, Virginia, had many nooks and built-in robes for incredible storage.



At Rental Property Network, we regularly identify practical storage improvements during inspections and pre-leasing assessments. Our team can:

- Provide advice on cost-effective storage upgrades
- Identify areas where simple shelving or cabinetry will improve appeal
- Recommend trusted local trades for storage solutions
- Help Landlords prioritise improvements based on tenant demand and budget

By making smart, targeted improvements to storage, Landlords can significantly increase enquiry quality, improve tenant satisfaction, and encourage longer-term tenancies.

Bright, well-ventilated homes consistently perform better in the rental market. Natural light improves the overall feel of a Property and makes spaces appear larger, cleaner, and more welcoming.

Good airflow and ventilation are also important for reducing moisture, condensation, and mold which are common concerns in Adelaide homes, particularly in winter.

Ensuring windows open freely, flyscreens are intact, and curtains or blinds allow for light and airflow is essential. Landlords should also address any signs of condensation, dampness, or mold promptly. Installing or upgrading exhaust fans in bathrooms and kitchens improves ventilation and reduces moisture-related issues. Good airflow improves comfort and protects the Property long-term. Our team keep a close eye on prone spots, like bathrooms and kitchens, for moisture and mold concerns through routine inspections. Rental Property Network can identify ventilation concerns and recommend practical solutions during inspections.



1 Celtic Street, Ingle Farm, sold by Mazzeo Real Estate, had bright rooms with perfect screen doors. This left an incredible impression on clients walking through the home.

Safety and security are major decision factors for many tenants. Secure locks, window security, well-lit entry points, and safe fencing all contribute to a tenant's sense of security.

Tenants who prioritise safety are often long-term renters who value stability and are more likely to care for the Property. Landlords should ensure locks, deadbolts, window security, and external lighting are in good working order. Upgrading to more secure locking systems or adding sensor lighting can significantly improve tenant confidence and safety. Many new front door locks are coded digital key-pad locks.

A secure home not only attracts quality tenants but can also reduce insurance risk and liability concerns for landlords. Rental Property Network can advise on safety upgrades and compliance to reduce risk and improve tenant appeal.



Appliances play a significant role in day-to-day comfort and convenience. Quality tenants expect ovens, cooktops, rangehoods, hot water systems, and other provided appliances to be reliable and in good working order.

Old or unreliable appliances can create frustration, increase maintenance requests, and lead to emergency callouts. Upgrading or servicing appliances before leasing can reduce ongoing issues and improve tenant satisfaction. Upgrading to energy-efficient appliances can also reduce running costs for tenants and improve property appeal. Reliable appliances support smoother tenancies and fewer disputes.

Reliable appliances also support smoother tenancies and fewer disputes. Rental Property Network can help coordinate appliance servicing and provide guidance on when replacement is more cost-effective than ongoing repair.



Reliable Appliances

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Pet-Friendly Options (Where Appropriate)

Many high-quality tenants own pets and actively search for pet-friendly Properties. Where suitable, allowing pets can significantly increase enquiry levels and attract long-term tenants who are committed to staying in one place. Pet-friendly Properties often attract long-term tenants and reduce vacancy time. Proper screening and regular inspections help protect the Property, while expanding the tenant options.

Pet-friendly Properties often experience lower vacancy rates and longer tenancies. With proper screening, pet agreements, and regular inspections, Landlords can manage pet-related risks while benefiting from a broader and more stable tenant pool.

Rental Property Network can manage pet applications, agreements, and inspections to balance flexibility with asset protection.

A landlord or agent can't state 'no pets allowed' - unless pets are specifically prohibited in the property's strata, community title, rooming house or residential park rules - or charge a separate pet bond, although they can impose reasonable conditions regarding the type of pet and nature of the premises.

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Professional Property Management

Quality tenants are drawn to professionally managed Properties. Clear communication, organised systems, and timely maintenance responses all contribute to a positive tenant experience. Professional Property Management sets expectations, enforces lease conditions, and ensures issues are addressed promptly. This reduces conflict, improves tenant satisfaction, and helps maintain the condition of the Property. Tenants who feel supported and respected are more likely to treat the Property with care and renew their lease.

Rental Property Network provides structured systems, proactive communication, and experienced support to improve outcomes for Landlords and tenants.



Fair & Competitive Pricing

Pricing plays a major role in the quality of applicants a Property attracts. Overpriced Properties often sit vacant longer and attract fewer applicants, limiting the Landlord's ability to select the best tenant. Landlords should review rental pricing regularly based on current market conditions. Overpricing can increase vacancy time and limit applicant quality, while competitive pricing attracts stronger enquiry.

Well-priced Properties generate stronger enquiry, allowing Landlords to be more selective and choose tenants with solid rental history, stable income, and strong references.

Strategic pricing supports both faster leasing and better long-term outcomes. Rental Property Network provides market analysis and pricing recommendations to support faster leasing and better tenant selection.

These are some of the factors we consider when determining this:

a) Demand - Is there a high or low demand for Properties at present? This can be seasonal and affected by several economic or environmental factors.

b) Similar Properties available now - we look at Properties currently available for rent in surrounding suburbs, and consider their location and features for comparison to calculate a suitable rent for your Property. It is worth noting that if a Property similar to yours is currently 'available', then that means it has not yet been rented, and so might not represent the correct rental rate for your Property. We take the length of Properties unrented on market to factor into pricing yours correctly.

c) What we have rented right now - We compare your Property with what we have currently rented, considering property location and features as well as how long ago the Properties in question were rented. Markets can change rapidly, and rent achieved in a particular suburb even as recently as 12 months ago might not be an accurate gauge for your Property.

You are welcome to advertise your Property at the rental amount you prefer, however, if the rent is set above market expectations, your Property may remain vacant longer than necessary, which reduces your overall return - even a single week of vacancy can reduce your annual income by around 2%.

A Landlord Who Cares About the Property.

Tenants can quickly tell when a Landlord takes pride in their Property. Consistent maintenance, clean presentation, timely responses, and a willingness to address issues all send a clear message that the home is valued. Demonstrating care through timely maintenance, clear communication, and property improvements sets the tone for the tenancy. Tenants respond positively to Landlords who are proactive and invested in the home.

This encourages tenants to reciprocate with care and respect. Properties where Landlords are actively involved and proactive tend to experience fewer issues, lower turnover, and stronger long-term tenant relationships. Rental Property Network supports Landlords with proactive systems and regular communication to help build strong, respectful tenancies. We take pride in our tenant relationships, and forge strong bonds to ensure your Property is respected. It also makes our jobs much easier!

A well-cared-for Property naturally attracts tenants who share the same values.

Landlord Checklist

Use this checklist before advertising your Property or at lease renewal time.

Presentation

- ☐ Property professionally cleaned
- ☐ Carpets, floors, kitchens and bathrooms clean
- ☐ No odours or visible build-up
- ☐ Outdoor areas neat and maintained

Maintenance & Condition

- ☐ No leaks, dripping taps or loose fittings
- ☐ Doors, locks, windows and blinds in good working order
- ☐ Minor repairs completed prior to advertising

Heating, Cooling & Comfort

- ☐ Air conditioning and heating operational
- ☐ Ceiling fans working (where installed)
- ☐ Hot water system reliable

Finishes & Style

- ☐ Neutral, modern paintwork
- ☐ Walls, floors and finishes in good condition
- ☐ Outdated or worn items reviewed for upgrade

Storage & Functionality

- ☐ Built-in wardrobes functional
- ☐ Linen and internal storage adequate
- ☐ Garage, shed or outdoor storage usable

Light, Ventilation & Mould Prevention

- ☐ Windows open and close properly
- ☐ Good airflow through the Property
- ☐ No signs of mould or condensation

Safety & Security

- ☐ Deadlocks fitted where required
- ☐ External lighting operational
- ☐ Fencing and gates secure (if applicable)

Appliances

- ☐ Oven, cooktop and rangehood working
- ☐ Provided appliances serviced or assessed
- ☐ No ageing appliances likely to fail

Pets (If Suitable)

- ☐ Pet suitability considered
- ☐ Fencing and flooring assessed
- ☐ Pet conditions prepared

Pricing & Positioning

- ☐ Rent reviewed against current market
- ☐ Property competitively priced for location and condition

Professional Management

- ☐ Property professionally managed
- ☐ Regular inspections scheduled
- ☐ Clear maintenance and communication systems in place

Landlord Approach

- ☐ Proactive maintenance mindset
- ☐ Willingness to invest in Property presentation
- ☐ Focus on attracting long-term, respectful tenants

We Work for You

At Rental Property Network, everything we do is focused on benefiting you, the owner. Whether it's choosing the best advertising packages, developing efficient inspection programs, or selecting the most reliable software and preparing the necessary documentation, every decision we make is centered around ensuring your Investment is well taken care of.

We aim to provide you with peace of mind, knowing that your Property is being managed by a team of dedicated professionals. We understand that every day your Property sits vacant is potential income lost, which is why owners trust us to manage their rentals efficiently. We help secure quality tenants, maximise returns, and minimise vacancies. With our expertise, you'll be able to achieve the highest possible market rent while avoiding common pitfalls, allowing you to place tenants quickly and confidently.

While our primary focus is Property Management, we work in close partnership with our sister company, Mazzeo Real Estate, to offer you trusted sales services when you need them. This ensures we can maintain our laser-sharp focus on managing your property while giving you access to a team of experienced sales professionals should you ever decide to sell.

Pricing for our services is determined by each local Rental Property Network specialist; but rest assured, we remain competitive with other Property Managers in the area. Our goal is simple: to provide you with the level of service and attention to detail that we would expect if we were entrusting our own Property to a dedicated Management team.



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