

"The Agency You'd Recommend To A Friend"

April 2016



FLANAGAN
RESIDENTIAL

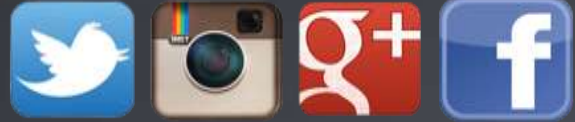
NEWS FROM PAUL

Launceston Property Wrap



We have had a fantastic first quarter of 2016 with many sales across all price brackets. There has been solid interstate enquiry (both investor and home buyers) combined with many local buyers who are upsizing or downsizing and first home buyers. It should be busy in the months ahead as interest rates are still very attractive. If you're considering making a move, contact us today for a chat to discuss your real estate plans.

Social Media & Website



WWW.FLANAGANRESIDENTIAL.COM.AU

Follow us on social media or check out all our listings on the website.

Meet Our Team



Paul Flanagan



Tina Waldron

Flanagan Residential
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Recent Home Sales

PAUL FLANAGAN - 0408 139 862

REIT SALES PERSON OF THE YEAR - 2010, 2011 & 2013



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3 Ewart Place, Trevallyn.

If you're in the market for a large home for your growing family, then 3 Ewart Place should be top of your list. Located on a quiet street and close to the Gorge Reserve, it offers 6 bedrooms, 2 bathrooms, 2 separate living areas, modern kitchen, dining room, laundry and a garage with heaps of storage space underneath. The generous block is easy care while there is a patio area to the rear for outdoor family bbqs. Freshly painted inside, it's a bright and light place to call home. This one has value written all over it, so don't delay! Price \$345,000.



What Paul's Client's Say

I would highly recommend Paul Flanagan to anyone considering selling their property. His commitment, communication and dedication to selling our house was outstanding. Unlike other agents, Paul didn't pressure us to take a lower offer just to make a quick sale. He is a genuine person who deserves all the success he is experiencing with his new agency. Thank you Paul.

- Mel Towns.

DIY Tip – Replacing Broken Glass

- 1). Remove the broken glass, wearing gloves.
- 2). Use an old chisel to remove the old putty from the rebate.
- 3). Pull out the old glazing sprigs with pincers from the frames.
- 4). Squeeze a layer of putty into the corners of the frame.
- 5). Position the new glass in place with equal clearance all around.
- 6). Tap in the glazing sprigs at 300mm intervals.
- 7). Add more putty and neaten it at a 45 degree bevel.
- 8). Trim the excess on the inside and outside.
- 9). Leave to harden.



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