

*"The Agency You'd
Recommend To A Friend"*



FLANAGAN
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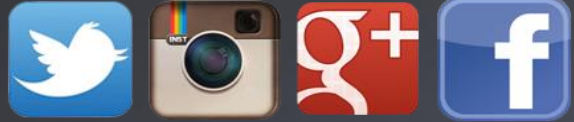
NEWS FROM PAUL

Launceston Property Wrap



It has been a great year at Flanagan Residential. Sales across most price brackets have been strong over the past twelve months. Quality homes that are priced correctly have been selling really well with many cases having multiple offers. Interest rates are still very attractive, so the signs are very positive for the new year. We would like to wish all our clients, families and friends a Happy Christmas & Safe New Year.

Social Media & Website



WWW.FLANAGANRESIDENTIAL.COM.AU

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

Merry Christmas!
from the team at



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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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25 Tamar Rise, Riverside.

This sleek, stylish and award winning home offers contemporary easy care living with an exceptional quality fit out. On one level the fantastic floor plan offers 4 bedrooms, 2 bathrooms, 2 separate living areas, open plan dining area which flows to the chef style kitchen, a laundry and double garage. There is a private alfresco outdoor entertaining area to the rear. The property is light and bright and the gardens are easy care. Impressive!

FOR SALE

FLANAGAN
RESIDENTIAL

Lots 39-42
LACHLAN PARADE
TREVALLYN

PAUL FLANAGAN
0408 139 862

108a Tamar Street, Launceston Tasmania 7250
www.flanaganresidential.com.au

What Paul's Client's Say

I could not have asked for a better recommendation! Paul was attentive from the first call and very patient. When we decided to sell our property, Paul contacted buyers he had and within an hour of showing them through the property it was sold! Paul kept me in the loop with everything that was happening and ensured I was happy every step of the way. Thank you for your exceptional service and professionalism.

- Amber Schierer.

DIY Tip – Sanding A Wooden Floor

- 1). Sand diagonally across the boards, using coarse sandpaper.
- 2). Use a medium grade sandpaper, working along the grain. Finish with fine grade sandpaper.
- 3). Use a belt sander to tackle the edges. Use a disc sander or sanding block for the corners.
- 4). Remove all traces of dust with a brush and then damp sponge or cloth.
- 5). Sand down any remaining rough spots by hand with a sanding block.
- 6). Build a new protective finish with several thin coats of varnish, applied along the grain.



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