

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

March 2017



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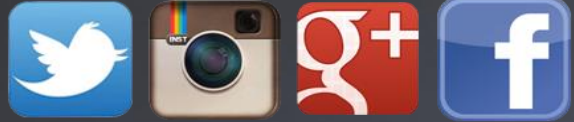
NEWS FROM PAUL

Launceston Property Wrap



The first quarter of 2017 has been very busy across Launceston. Buyer enquiry has been very strong with lots of interstate interest in investment properties. Local buyers are still very active also. Interest rates are very appealing, so the months ahead will continue to be busy. Contact us today for a chat to discuss your real estate plans for the future whether you are buying or selling.

Social Media & Website



WWW.FLANAGANRESIDENTIAL.COM.AU

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

Winners Are Grinners!

ratemyagent
2017 WINNER
**AGENT OF
THE YEAR**
TREVALLYN



PAUL FLANAGAN



Recent Home Sales

PAUL FLANAGAN - 0408 139 862

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



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317 John Lees Drive, Dilston.
Breathtaking, secluded location down by the river with some picturesque water and rural views, only a 15 minute drive from Launceston, this is a lifestyle change not to be missed. Situated at the end of an internal driveway and nestled on approx. 1 acre of water front land, this deceptively spacious brick home offers 4 bedrooms, 2 bathrooms, open plan kitchen / dining room, laundry and spacious lounge with access to one of the 2 separate deck areas.
Price - Offers Over \$439,000



What Paul's Client's Say

"All that you want in an Agent"

Paul was great, he encompassed all the qualities that you look for in a real estate agent, to name a fewUnassuming, effective, efficient, on time, competent, good listener, excellent negotiator, great follow up. Looking for an agent to sell your house? Look no further, he's your one! – Pamela Gilbert.

DIY Tip – Replacing Broken Glass

- 1). Remove the broken glass, wearing gloves to prevent cuts.
- 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 thin layer of putty into the corners of the frame.
- 5). Position the new glass in place with equal clearance all around.
- 6). Tap the glazing sprigs at 300mm intervals.
- 7). Add more putty and neaten it to a 45 degree bevel.
- 8). Trim the excess on the inside and outside. Leave to harden.



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