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Recommend To A Friend"*

October 2017



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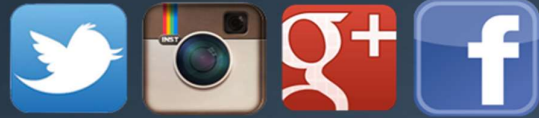
NEWS FROM PAUL

Launceston Property Wrap



The Launceston market has been very busy throughout 2017. Buyer enquiry has been strong with lots of interstate and local interest meaning many homes have sold before being advertised or prior to open homes. Interest rates are still appealing, so I would expect a very busy run into Christmas. 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!



Recent Home Sales

PAUL FLANAGAN - 0408 139 862

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



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29 Forest Road, Trevallyn.

Circa 1910 character home with real street presence not to mention some absolutely breathtaking 180 degree views of the Tamar River, the City of Launceston and distant mountains. Surrounded by beautiful established gardens and offering fantastic outdoor entertaining areas combined with a garage, carport and plenty of parking. It has great appeal. The extensive property extends to approx. 29 squares and includes 5 bedrooms, 2 living areas, a galley kitchen, laundry, 2 bathrooms and heaps of under house storage. Character features include high ceilings, polished floor boards, feature fireplaces, a centre rose and some lead light windows. For Sale At Offers Over \$395,000.

Proudly Supporting Our Local Community



What Paul's Client's Say

Awesome agent!

**Vendor Review - Recommended by
BecSimmonds
09 October 2017**

Paul is knowledgeable about the market, he let me know after each viewing/open home what the feedback was. Very impressed with how personable he and Dianne were, would certainly recommend Flanagan residential to any of my family/friends, it made the whole process easy. Thank-you Paul!

DIY Tip – Filling Defects In Wood

- 1). Fill splits and dents in wood using all purpose Filler on painted surfaces and tinted wood filler on new or stripped wood.
- 2). Use the corner of a filling knife or a finger to work the filler into recesses. Smooth off the excess before it dries.
- 3). When the filler or wood stopper has hardened, use abrasive paper wrapped around a block to sand the repair down flush.
- 4). Paint or varnish the wood as required.



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